



County of Sonoma
State of California

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Marcie Woychik
ATTEST: December 16, 2022
SHERYL BRATTON, Clerk/Secretary
BY

Date: December 16, 2022

Item Number: 1

Resolution Number: 22-0556

☐ 4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING
A GENERAL PLAN AMENDMENT AND ADOPTING THE
SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN FOR
THE SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN
PROJECT, LOCATED IN SONOMA VALLEY.

WHEREAS, the Sonoma Developmental Center site (the "Property") consists of a developed campus covering approximately 180 acres and approximately 765 acres of agriculture, recreation, and ecologically valuable natural areas adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park; and,

WHEREAS, in 2018, the State of California officially closed the Sonoma Developmental Center facility. Thereafter, in 2019, the California State Legislature enacted Government Code Section 14670.10.5, outlining the State's goals and objectives for the ultimate disposition of the Property and authorizing Sonoma County to lead the planning process, resulting in the development of the proposed Sonoma Developmental Center Specific Plan ("Specific Plan") [set forth in and incorporated herein as Exhibit "A"] as well as corresponding amendments to the County's General Plan [set forth in and incorporated herein as Exhibit "B"] and related zoning ordinance and map amendments as set forth separately in Ordinance No. 6400 (collectedly, the "Project"); and,

WHEREAS, the Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the County's Local CEQA Guidelines. Accordingly, an Environmental Impact Report was prepared; and,

WHEREAS, the Sonoma County Landmarks Commission considered the proposed Project on September 6, 2022; and,

WHEREAS, the Planning Commission held a meeting on September 15, 2022 regarding the Project, and an in-person special meeting on September 29, 2022 to visit the Property; and,

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing starting on October 27, 2022 and concluding on November 07, 2022 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and,

Whereas, the Planning Commission deliberated regarding the Project at meetings on November 3rd, 4th, and 7th, 2022, and on November 7, 2022, (a) adopted Resolution No. 20-08 recommending that the Board of Supervisors certify a Final Environmental Impact Report for the Sonoma Developmental Center Specific Plan, and adopt findings of fact pursuant to the California Environmental Quality Act (CEQA) and a statement of overriding considerations, and (b) adopted Resolution No. 20-06 recommending that the Board of Supervisors adopt general plan amendments to maps and policies of the Land Use Element and other elements to enable the Sonoma Developmental Center Specific Plan, adopt the Specific Plan with certain revisions, and approve zoning code and map changes; and,

Whereas, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on December 16, 2022, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and,

Whereas, the proposed Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the County's Local CEQA Guidelines. A Final Environmental Impact Report was prepared and the Board of Supervisors, by separate Resolution No. 22-0556, certified the Final Environmental Impact Report, made appropriate environmental findings, and adopted a Statement of Overriding Considerations for the Project. Resolution No. 22-0556 is incorporated by reference, and made a part hereof as if fully set forth herein.

Now, Therefore, Be It Resolved by the Board of Supervisors as follows:

1. The foregoing recitals are true and correct, and incorporated into the findings herein.
2. General Plan Consistency. The proposed Sonoma Developmental Center Specific Plan implements General Plan, as amended, to guide future development in the plan area while preserving the unique surrounding open

space resources. The Project will not create an internal inconsistency in the General Plan, as proposed to be amended, or inhibit the implementation of any other General Plan policies or program, including the open space element. Exhibit "C" details the Project's General Plan Consistency, and is incorporated herein by this reference. The related Zoning Ordinance and Map amendment as set forth in Ordinance No. 6400 applies the Sonoma Developmental Center Specific Plan as the applicable zoning for the site and makes other amendments and is thus consistent with the General Plan for the same reasons listed herein.

3. Additional Findings.

- a. A notice of the public hearing was duly published for public review and comment at least 10 days prior to the public hearing.
- b. The Board of Supervisors has reviewed and considered the staff report and presentation, and all comments, materials and other evidence presented by member of the public prior to and during the public hearing held by the Board of Supervisors on December 16, 2022.

Be It Further Resolved that the Board of Supervisors hereby approves an Amendment to the General Plan making the changes set forth in Exhibit B.

Be It Further Resolved that the Board of Supervisors approves the Sonoma Developmental Center Specific Plan as set forth in Exhibit A, consisting of the Public Review Draft Specific Plan (August 2022) (Exhibit A-1), consolidated changes to the Specific Plan (Exhibit A-2), revised land use table (Exhibit A-3), and revised maps (Exhibit A-4), which shall, after adoption, be integrated into a complete Final Specific Plan document.

The Foregoing Resolution was introduced in regular session of the Board of Supervisors of the County of Sonoma, adopted this 16th day of December, 2022, on regular roll call of the members of said Board by the following vote:

Supervisors:

Gorin: Aye Rabbitt: Nay Coursey: Aye Hopkins: Absent Gore: Aye

Ayes: 3

Noes: 1

Absent: 1

Abstain: 0

So Ordered.

Exhibit A - Sonoma Developmental Center Specific Plan

Exhibit A-1: Public Review Draft Specific Plan (August 2022)

Exhibit A-2: Consolidated changes to the Specific Plan

Exhibit A-3: Revised land use table

Exhibit A-4: Revised maps

Exhibit B - General Plan Amendments

Exhibit C - General Plan Consistency Analysis

Sonoma Developmental Center | Public Review Draft

SPECIFIC PLAN

August 2022



SDC Specific Plan

Public Review Draft



PREPARED FOR

The County of Sonoma

PREPARED BY

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Urban and Regional Planners

Keyser Marston Associates

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Bottomley Design & Planning

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1 Vision, Guiding Principles, and Project Context

Established in 1891 in the heart of the Sonoma Valley, the Sonoma Developmental Center (SDC) site consists of a developed campus covering approximately 180 acres and approximately 765 acres of agriculture, recreation, and ecologically valuable natural areas adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park. Embedded in the natural areas is an extensive existing system of trails and access roads and a water system consisting of two reservoirs, aqueducts, springs, storage tanks, a treatment plant, pipelines and a water intake in Sonoma Creek.

SDC was the oldest facility in California created specifically to serve the needs of individuals with developmental disabilities and was sited at its current location for its picturesque, therapeutic setting, gaining national renown as a place of healing and community. In 2018, the State of California officially closed the facility, and relocated clients to smaller, community-based care facilities. SDC was also the valley's largest employer until its closure, with ties to adjacent communities of Glen Ellen and Eldridge.

Following the closure of the SDC facility, the California State Legislature enacted Government Code Section 14670.10.5 that outlines the State’s goals and objectives for the SDC Specific Plan and authorizes Sonoma County to lead the planning process. In light of the statewide affordable housing crisis, State law stipulates that the SDC Specific Plan prioritize housing, especially affordable housing and housing for individuals with developmental disabilities. The legislation also acknowledges the importance of the significant open space areas of the SDC site and requires permanent protection of the SDC site’s open space and natural resources, along with protection of the Eldridge Cemetery located on the property. Other required components of the planning process include involvement of the community in order to reduce uncertainty, increase land values, expedite marketing, and maximize interest of potential purchasers, and ensuring economic feasibility. The legislation contemplates that these efforts will require environmental review and amendments to the County’s General Plan and zoning ordinances.

Under Section 14670.10.5, “specific plan” means a comprehensive planning and zoning document for a defined geographic region of County of Sonoma. Under California law, specific plans create a framework for development in a given area and establish a link between implementing policies of the general plan and the individual development proposals in a defined area. All subsequent public works projects, zoning regulations, subdivision and development must in turn be consistent with the specific plan.

1.1 Planning Area

The SDC site is located in the heart of the Sonoma Valley region of southern Sonoma County, about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge.

The lush Sonoma Valley lies nestled between Mayacamas and Sonoma mountain ranges. Known as the birthplace of wine in California, the 17-mile long Sonoma Valley includes a variety of landscapes and microclimates, from flat meadows and valleys to rolling hills, and from cool wind and fog to hot sunshine—sometimes all in the same day. The valley offers visitors a delightful mix of beautiful vistas, vineyards and wineries, wine tasting, farm-fresh cuisine, California history, art, shopping, and extensive and ecologically significant natural areas and outdoor recreation.

The SDC site is located in arguably one of the most beautiful settings in Sonoma Valley, selected for therapeutic benefits resulting from its setting and connections to nature. The Planning Area, shown in **Figure 1.1-2**, includes all of the SDC property, encompassing an area of 945 acres (about 1.5 square miles), with former agricultural land, oak woodlands, native grasslands, wetlands, forests, large riparian woodlands along Sonoma Creek and other tributaries, a major wildlife corridor, a cemetery, and two reservoirs surrounding the historical 180-acre built area, referred to in this Plan as the “Core Campus” (see **Figure 1.1-2** for the boundaries). Arnold Drive bisects the property. Sonoma Valley Regional Park is directly to the north; portions of Sonoma

Valley Regional Park, Martin Street, and Mill Creek to the south; Jack London State Historic Park to the west; and Sonoma Valley Regional Park and Highway 12 to the east. The property also includes the approximately 11-acres of non-contiguous Camp Via grounds within Jack London State Historic Park. The developed campus area west of Arnold Drive is part of the Sonoma State Home Historic District, which is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a California Historic Landmark. It includes two individual historic resources—the Sonoma House and its six support structures, which is eligible for listing in the National Register of Historic Places, and the Main Building, which is listed in the National Register. See **Figure 1.1-1** for a map of the sub-regional context and **Figure 1.1-2** for a map of the Planning Area boundaries.

The SDC site has unique opportunities for both conservation and economic development that can benefit Sonoma Valley and the entire county, while supporting the State's housing, conservation, and other objectives. The State of California purchased the SDC site in 1889 as a 1,670-acre stretch of prime land and natural resources to expand the small existing institution. Medical facilities, residential buildings, classroom facilities, and administrative buildings were built on the campus over several decades, designed in a relatively compact footprint within the expansive grounds to maximize the benefits of the tranquility and peacefulness of the site. SDC operations made use of the significant open space for recreation and agriculture. Institutional decline in the 1970s and 1980s led to the eventual transfer of

several hundred acres of what was identified as surplus land to the county and state park system, including approximately 600 acres that were transferred to the adjacent Jack London State Historic Park in 2002. When SDC was in operation, the Core Campus consisted primarily of residential buildings, with medical, educational, recreational, and administrative uses interspersed. A cluster of industrial and support buildings sits at the western edge of the core campus. On the eastern portion of the site, historic agriculture uses, including the former Sunrise Industries farm, had several support buildings, many of which were burned in the 2017 Sonoma Complex fires. Today, most of the buildings on the SDC property are vacant. The Sonoma Ecology Center continues to operate on the eastern side of the core campus, as do some of the recreational uses in the Planning Area.

Historically, SDC contributed to the economic strength of the county as the valley's largest employer, at its height employing approximately 1,900 nursing, professional, and administrative staff and providing decades of essential patient care services to the developmentally disabled. The facility served an estimated 3,700 residents at its peak of operations in 1960.

Pursuant to an agreement with the State of California, the County of Sonoma is undertaking the SDC Specific Plan to guide future redevelopment of the Core Campus and achieve an attractive and ecologically sustainable vision, including viable mix of uses and economic development, affordable housing opportunities, natural area conservation, restoration and management, passive recreation, and cultural and historical preservation.

Figure 1.1-2: Planning Boundaries

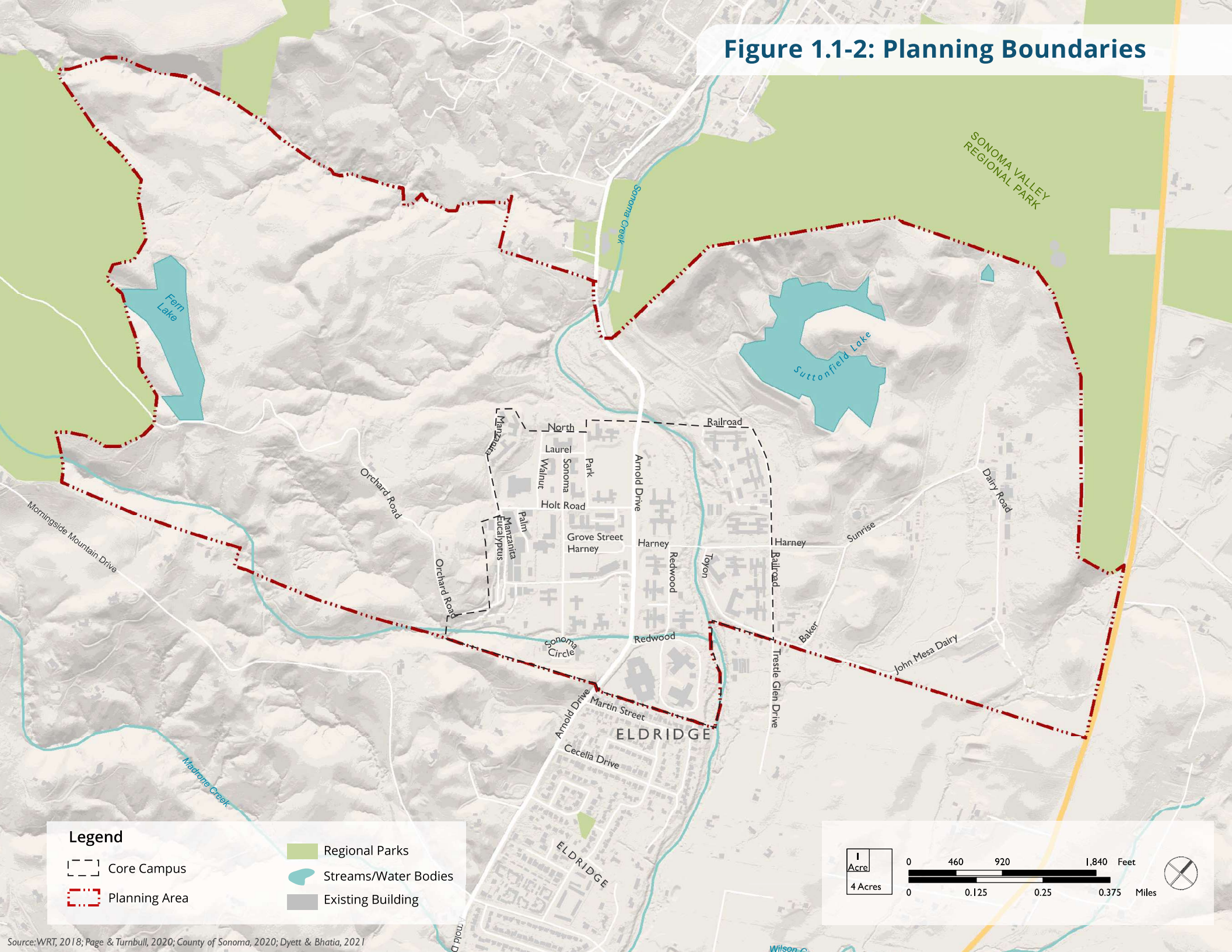
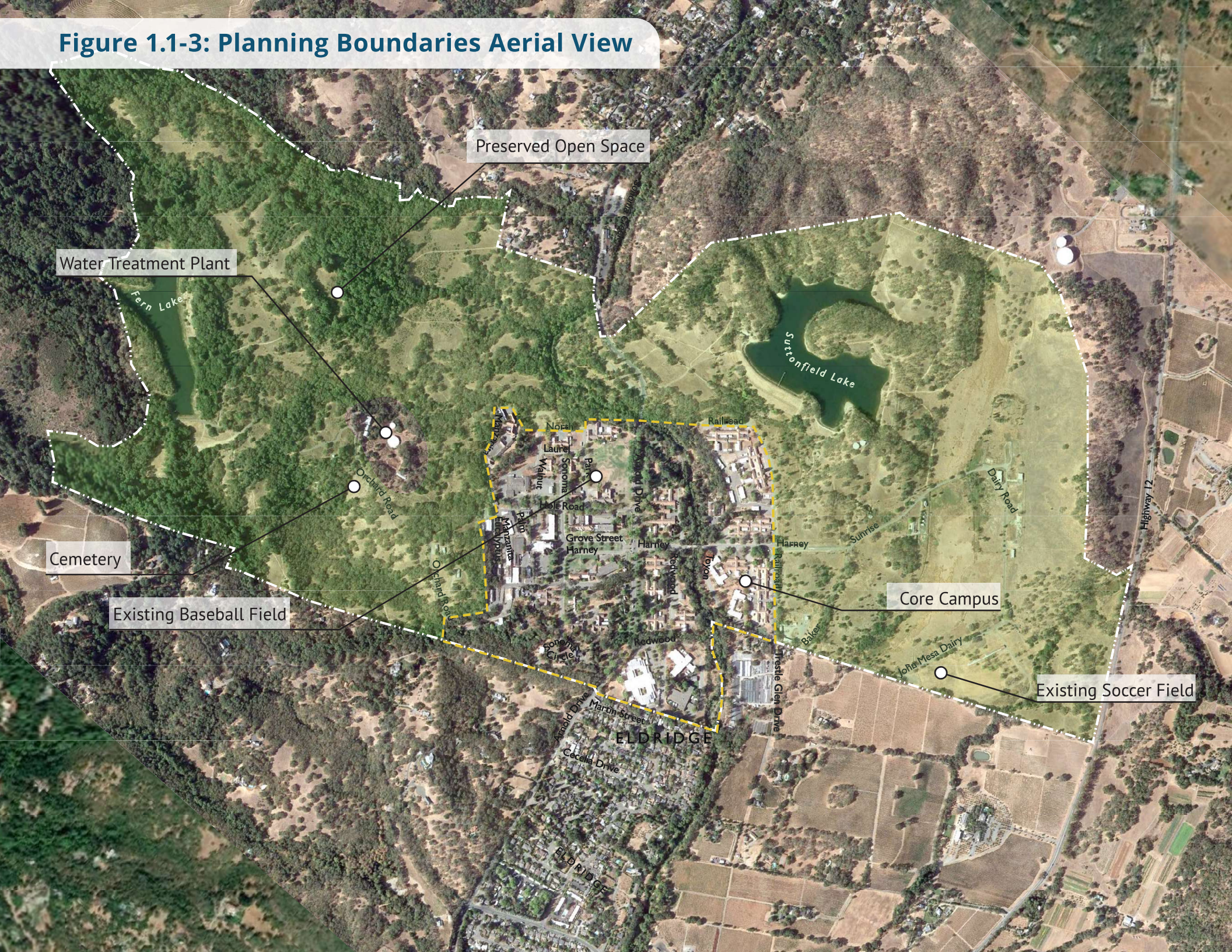


Figure 1.1-3: Planning Boundaries Aerial View



1.2 Vision and Guiding Principles

The Vision Statement and Guiding Principles represented a major milestone in the planning process, outlining an aspirational description of what the community would like to be in the future. Released in January 2021, the Vision Statement and Guiding Principles were informed by input from past community engagement, a community survey and workshop, Planning Advisory Team meetings, the State legislation, and technical analysis.

The former Sonoma Developmental Center is reinvigorated as a vibrant and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented core provides a diverse array of housing choices, and serves as a magnet of innovation, research, education, and visitation. The surrounding open spaces flourish as natural habitats and as agricultural and recreational land linked to regional parks and open space systems. Development builds on the site's rich historic legacy while meeting contemporary needs, emphasizing resiliency and sustainable building practices. Civic uses, community gathering places, and events attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the center a hub of community life in Sonoma Valley.

VISION STATEMENT

The former Sonoma Developmental Center (SDC) site has emerged as a culturally and ecologically vibrant and resilient community. A core 180-acre developed area is surrounded by a vast protected open space of oak woodlands, native grasslands, wetlands, forests, creeks, and lakes that provide habitats and wildlife movement corridors; agricultural land; and recreational open space integrated with the surrounding park systems.

The developed core area comprises a complementary mix of housing, commercial, and institutional uses. The SDC site is financially independent and supporting infrastructure is up to date and well maintained. A variety of housing—including affordable, workforce, mid-income, and market-rate housing; senior housing; housing for people with developmental disabilities; and in new and adaptively re-used buildings—will foster a diverse and inclusive community. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy pedestrian access to essential services and parks, and seamless connections to surrounding open spaces. Employment opportunities reflect the site's legacy of care and emphasize innovation, research, education, environment, and ecology, together with supporting commercial and visitor-serving uses. Sonoma Valley's former largest employment hub is reinvigorated as a regional model for sustainable development.

The reinvigorated community builds upon the site's rich historic legacy while embracing the future. Key historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and elements of the historic landscape preserved. Site design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the Sonoma and Mayacamas mountains and foster a harmonious sense of place. Contemporary buildings are intermixed with repurposed historic structures, creating a rich and visually cohesive development fabric.

A comprehensive network of pedestrian and bicycle paths connects residents to local and regional destinations, and to transit. Well-designed bus stops, crosswalks, and protected bike lanes create an inviting sense of safety for those of all ages and abilities and provide better walking and biking access to Glen Ellen and Eldridge, and to the regional bicycle network.

New land uses contribute positively to the site's financial feasibility, enabling efficient and sustainable construction of necessary infrastructure. Water is conserved and reused, and safety and fire protection built into the landscape, with defensible design, new fire-resistant buildings, and well-planned evacuation routes. Reuse of historic buildings has saved resources needed for new construction, and building designs reflect sustainable practices and wildfire resiliency. The surrounding open spaces, preserved in perpetuity, are home to countless



local species that use SDC's habitat corridors. Sightings of wildlife throughout the site and along Sonoma Creek enrich life for residents.

The SDC site has become a multilingual gathering place for the Sonoma Valley, with public spaces for lingering and enjoying a cup of coffee or a meal; community amenities, cultural spaces, and events; playfields and recreational spaces for soccer games or a game of fetch; and seamless connections to the extensive trail networks of the SDC property, Jack London State Park, Sonoma Valley Regional Park, and the surrounding mountains.



GUIDING PRINCIPLES

1. **Promote a Vibrant, Mixed-Use Community.**
Promote a diverse and integrated mix of residential development and employment uses, including research, education, office, retail, and small businesses, to promote optimal development patterns and site revitalization in the Core Campus, and provide economic opportunities for Sonoma Valley communities.
2. **Emphasize a Cohesive Sense of Place and Walkability.**
Establish a cohesive visual landscape with consistent streetscapes and improved sidewalks within the Core Campus. Locate land uses and enhance the existing street network to encourage development of a walkable and pedestrian-friendly environment with gathering spaces, diverse activities, and connections within and to surrounding communities and regional trail systems. Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge.
3. **Integrate Development with Open Space Conservation.** Promote a sustainable, climate-resilient community surrounded by preserved open space and parkland that protects natural resources, fosters environmental stewardship, and maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site. Support the responsible use of open space as a recreation resource for the community.



4. **Balance Redevelopment with Existing Land Uses.** Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.
5. **Promote Sustainability and Resiliency.** Promote sustainable development practices in building and landscape design. Plan infrastructure efficiently and sustainably, conserving water and creating opportunities for water reuse and recharge. Proactively plan for community safety in natural disasters, especially ensuring that emergency plans and egress routes are in place with adequate capacity, and landscapes and buildings are designed with fire defenses.
6. **Support Housing Development and Provide a Variety of Housing Types.** Promote housing to address Sonoma County's pressing housing needs and the State's key development objectives for the site. Support a range of housing opportunities, including affordable housing, workforce housing, mid-income housing, housing for individuals with developmental disabilities, senior housing, and market rate housing.
7. **Balance Development with Historic Resource Conservation.** Preserve and adaptively reuse the Main Building and the Sonoma House complex, conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles.



8. **Promote Multi-Modal Mobility.** Promote car-free circulation within the site and promote transportation connections between the SDC site and the larger Sonoma Valley and Bay Area, including through transit access, safe sidewalks and crossings, and regional bicycle routes. Ensure that new development takes into consideration resultant traffic and levels of transportation activity from when SDC was operational.
9. **Ensure Long-Term Fiscal Sustainability.** Ensure that the proposed plan is financially feasible and sustainable, as financial feasibility is essential to the long-term success of the project. Ensure that the proposed plan supports funding for necessary infrastructure improvements and historic preservation while supporting the Sonoma Valley community's needs and galvanizing regional economic growth.
10. **Embrace Diversity.** Accommodate the needs of people of diverse backgrounds, interests, and income levels, creating an inclusive, accessible, inviting, and safe place that preserves SDC's legacy of care and creates opportunities for marginalized communities.



1.3 Relationship to Existing Plans

A General Plan amendment will be approved concurrently with the SDC Specific Plan that reflects the Specific Plan's vision, goals, and policies, and recognizes SDC's development potential. Maintaining "vertical consistency" between the General Plan and Specific Plan is required by State law.

RELATIONSHIP WITH THE GENERAL PLAN

The Sonoma County General Plan is the broad policy document that guides conservation, development, and public facilities and services in the County. It was last updated in 2008. The two elements that most pertain to the SDC site are the Land Use Element and the Open Space and Resource Conservation Element; the site is located within the Sonoma Valley Planning Area (Planning Area 9). The Land Use Element of the County's General Plan includes goals and policies that seek to concen-

trate future growth in existing urban areas to maintain separation with open space, support both rural and urban residential environments, use environmental suitability criteria to guide location of development, and protect scenic and natural resources and agricultural lands. Identified land use issues in this Planning Area include growth and traffic congestion, upgrading public services and infrastructure, protection of agricultural landscapes and resources, impacts of tourism, and water resources. The Open Space and Resource Conservation Element provides a policy framework to protect and enhance scenic resources, landscapes and corridors; preserve "biotic" resources such as sensitive habitat areas and riparian corridors; conserve agricultural soil and lands; explore energy conservation and renewable energy production; expand outdoor recreation opportunities such as bikeways and trails; and protect archaeological, cultural, and historic resources.



ZONING CODE AMENDMENTS

While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code will translate SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and be adopted concurrently with the SDC Specific Plan.

1.4 Planning Process and Public Participation

COMMUNITY OUTREACH

Background and Prior Community Outreach

Around the time of the closure of the SDC facility, the State of California commissioned an existing conditions study, completed by Wallace Roberts & Todd (WRT) in 2018. As part of that process, WRT held stakeholder interviews, Community Advisory Committee (CAC) meetings, and a community workshop to better understand community priorities around the future redevelopment of the SDC property.

In addition to meetings conducted as part of the State-sponsored existing conditions assessment in 2018, community members and organizations organized meetings about the site's future. Transform SDC, a project led by the SDC Coalition, a partnership between the County of Sonoma, the Parent Hospital Association, Sonoma Land Trust, and the Sonoma Ecology Center, worked with local groups and the community to explore options for the future of the site through a series of community workshops. The Glen Ellen Forum, a non-profit organization representing the interests of Glen Ellen residents, also created a 14-member SDC/Eldridge Subcommittee to monitor the developments surrounding the closure of the SDC site and work with stakeholders to advocate for community interests in the redevelopment. In April 2018, the Coalition led a workshop in collaboration with the Glen Ellen Forum SDC/Eldridge Subcommittee,



the Glen Ellen Historical Society, Sonoma Land Trust, Sonoma Ecology Center, and County Supervisor Susan Gorin, with more than 250 community members in attendance.

This prior public input has guided and informed the Sonoma County-led Specific Plan process that began in January 2020, using the themes and priorities gathered from these meetings and workshops as a starting point for subsequent work.

Due to the ongoing COVID-19 pandemic, many of the outreach events were conducted virtually to comply with public health orders to ensure the safety of all participants. The planning process evolved from visioning to defining implementation measures through a combination of analytics and community input. Each step in the process was designed to allow the planning team to learn from residents, business and property owners, decision-makers, and other community members about their needs and values, as well as to allow the public to provide feedback and formulate ideas throughout the planning process. The following are the main forums through which the planning team gathered feedback.

Planning Advisory Team (PAT) Meetings

At the outset of the project, Permit Sonoma—Sonoma County’s consolidated land use planning and development permitting agency—formed a 15-member Planning Advisory Team (PAT) of community members to help inform the planning process. The PAT advised County staff and consultants, reviewed Specific Plan materials, and served as ambassadors to the public

throughout the planning process. The PAT is not a decision-making body—it served an advisory role as an extension of planning staff. Over the course of the planning process, the PAT met 16 times, discussing project documents, direction, and providing input and suggestions on community outreach approaches.

Community Surveys

The planning team conducted two surveys, one at the outset of the project to gain insight into community priorities and to inform the vision and guiding principles, and a second survey during the project alternatives phase to gather feedback on community preferences across the alternatives. The results of these surveys are available in separate reports and helped to inform the planning process as it moved forward.

Community Meetings

In addition to more focused outreach efforts, the planning team held four interactive virtual community meetings to gather feedback at various stages of the project. The four interactive Zoom meetings were formatted to gather input from the public to inform the development of a vision and guiding principles for the project, project alternatives, and finally input on draft policies for chapters of the specific plan. Each of the meetings included informational project updates as well as opportunities for the Community to discuss and provide input on aspects of the project. Input from these four community meetings informed all phases of the project and were an important way to engage with stakeholders throughout the process.

Outreach to Underrepresented Groups

While outreach to the public was invaluable to the planning process, community meetings were attended by a somewhat limited subset of the Sonoma Valley community. The planning team supplemented community meetings with targeted outreach to stakeholder groups, particularly those who have been historically underrepresented in the SDC specific planning process. In order for this outreach to be effective, the planning team engaged stakeholders at venues where they already gathered, including churches visited by the Spanish speaking community and Charla Comunitarias - pre-existing monthly Spanish-language community conversations sponsored by District 1 Supervisor Susan Gorin.

alk/Charla Comunitaria

¿Cuál es el plan para esta propiedad?



Uso de terreno

Transporte
y movilidad

Desarrollo
economico

Preservacion
historica

Preservacion
ecologica



1.5 Related Documents

ENVIRONMENTAL REVIEW

A programmatic Environmental Impact Report (EIR) is being prepared concurrently with preparation of the Specific Plan, pursuant to the requirements of the California Environmental Quality Act (CEQA). Policies in the Sonoma Developmental Center Specific Plan (SDC Specific Plan) are prepared in response to analysis in the EIR to ensure that the plan minimizes or reduces significant environmental impacts to the extent feasible; in this way the plan is "self-mitigating." CEQA also provides opportunities for environmental "tiering," and provides an exemption from subsequent environmental review for certain projects, including housing developments, that are consistent with a specific plan for which an environmental impact report has been prepared. If certified, the EIR will apply to development in the Planning Area that is consistent with the Specific Plan, and further environmental review will not be necessary.

BACKGROUND TECHNICAL WORK

The SDC site has been the focus of multiple State and community led studies since its official closing in 2018. The project team worked to both synthesize previous outreach and planning processes and to gain an understanding of the current and historic site conditions including conducting analyses of site and market conditions. Documents contributing to the development of the Specific Plan include:

- Profile and Background Report, September 2020
- Adaptive Reuse Potential Evaluation, March 2021
- Alternatives Report, April 2021

1.6 Planning Considerations

A variety of site conditions and factors affect the Planning Area. These factors range from physical site assets and constraints to economic and cultural factors, and consideration of these assets and constraints was key to the planning process. The figures on the following pages represent some of the planning considerations that shaped the Specific Plan and the vision of the future of SDC.

The existing eligible but not yet designated historic district and individually historically significant buildings, shown in **Figure 1.6-1**, represent an important cultural asset to the community. These historic resources provide an opportunity to preserve and remember the unique history of the SDC site.

The SDC site also includes significant biological and open space assets, as shown in **Figures 1.6-2** and **1.6-3**. The areas surrounding the historic core campus are adjacent to the existing Jack London State Historic Park and the Sonoma Valley Regional Park and contain a variety of vegetation types. These vast open spaces, as well as the two historic lakes on the site, provide important space for wildlife habitat and groundwater recharge, as well as providing recreational open spaces to the surrounding communities. Much of this valuable open space is designated as part of the community separator, an area of land where development is limited by the County to provide separation between urbanized areas.

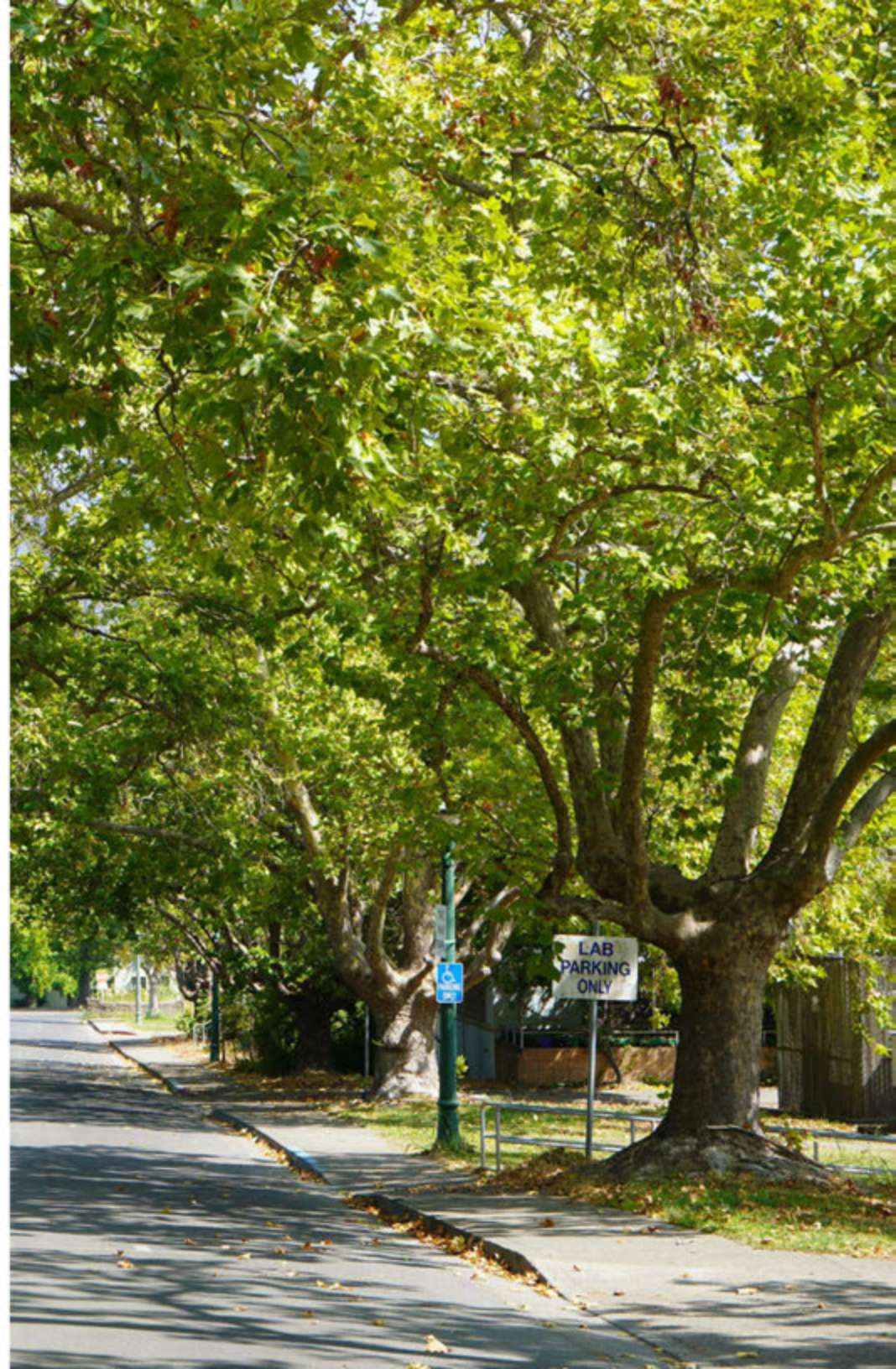


Figure 1.6-1: Community Constraints

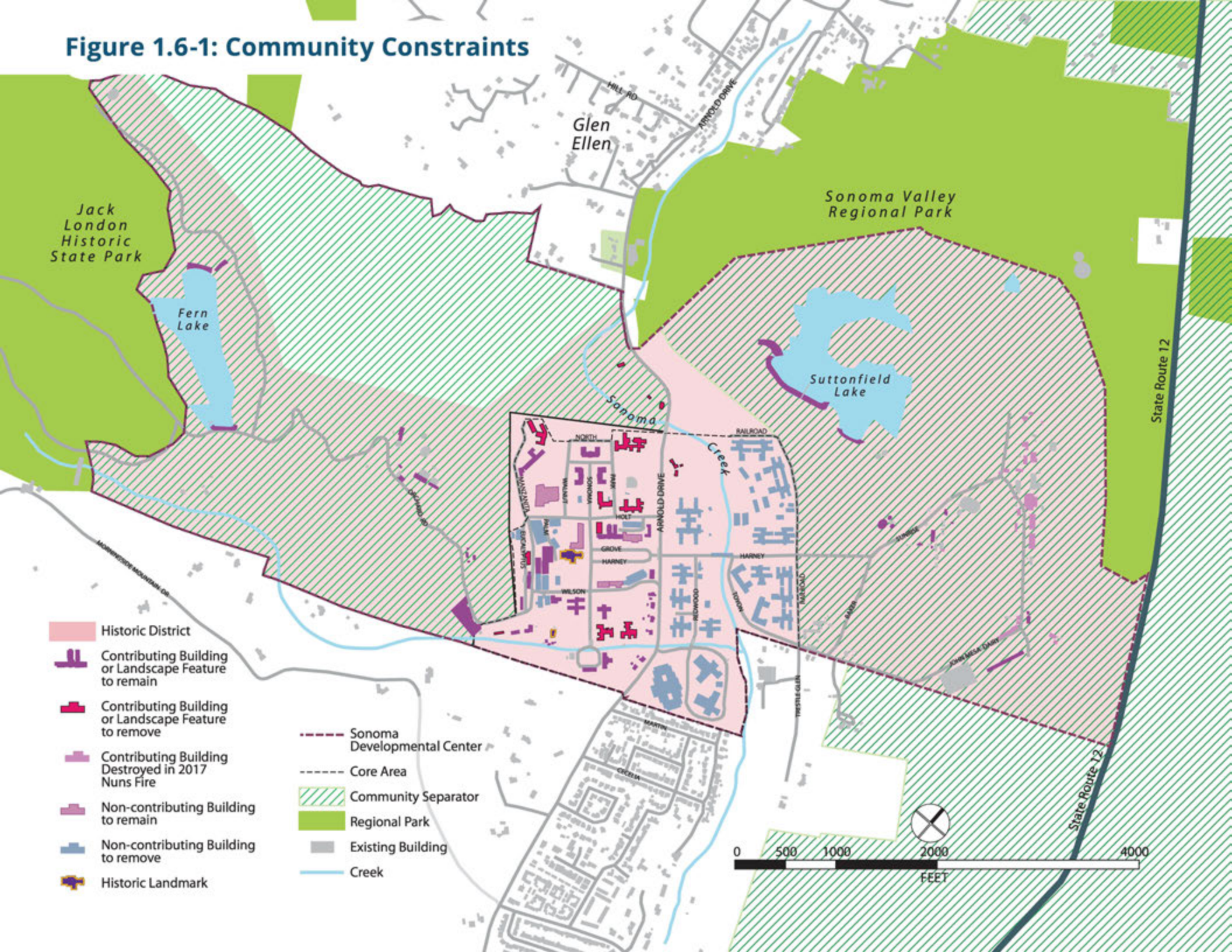


Figure 1.6-2: Wildlife Constraints

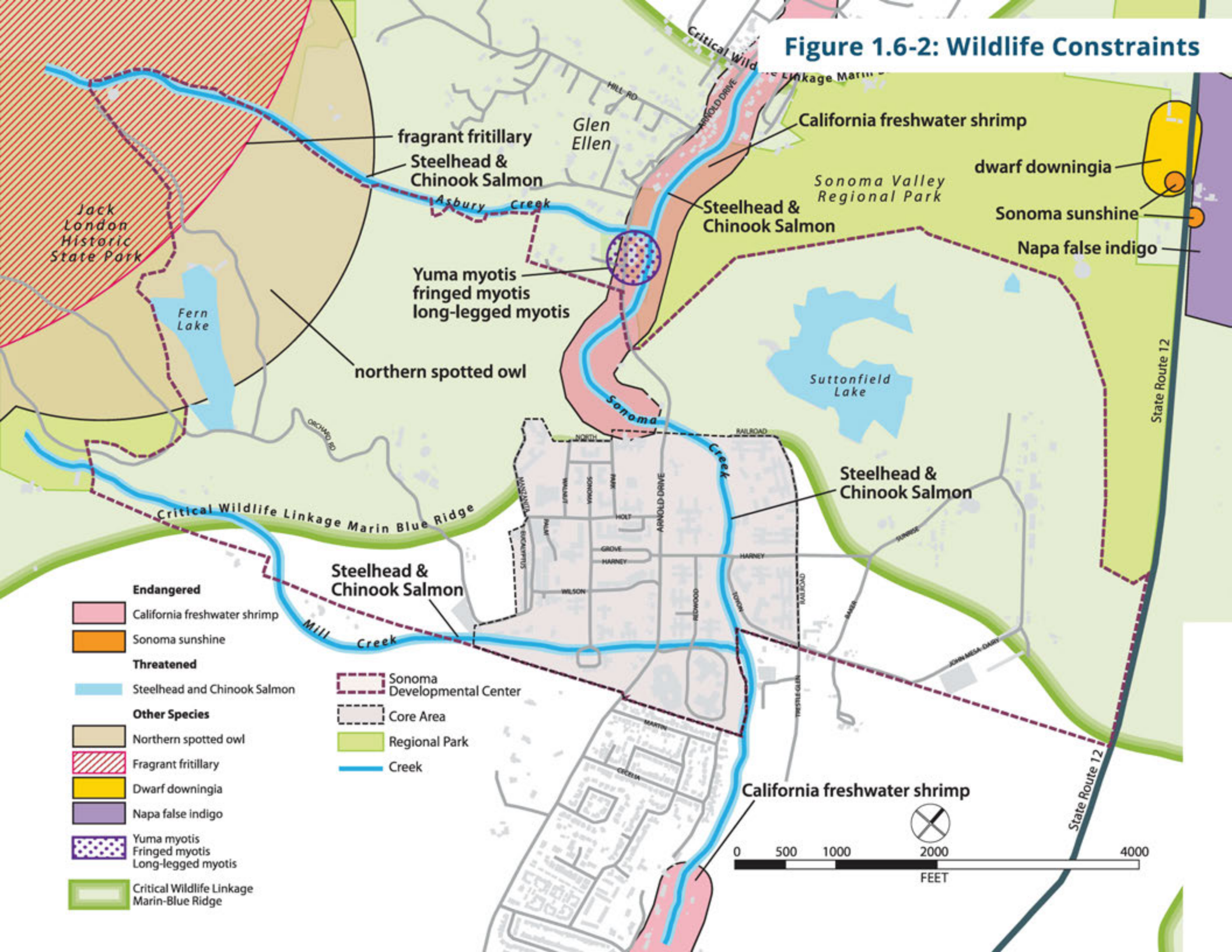
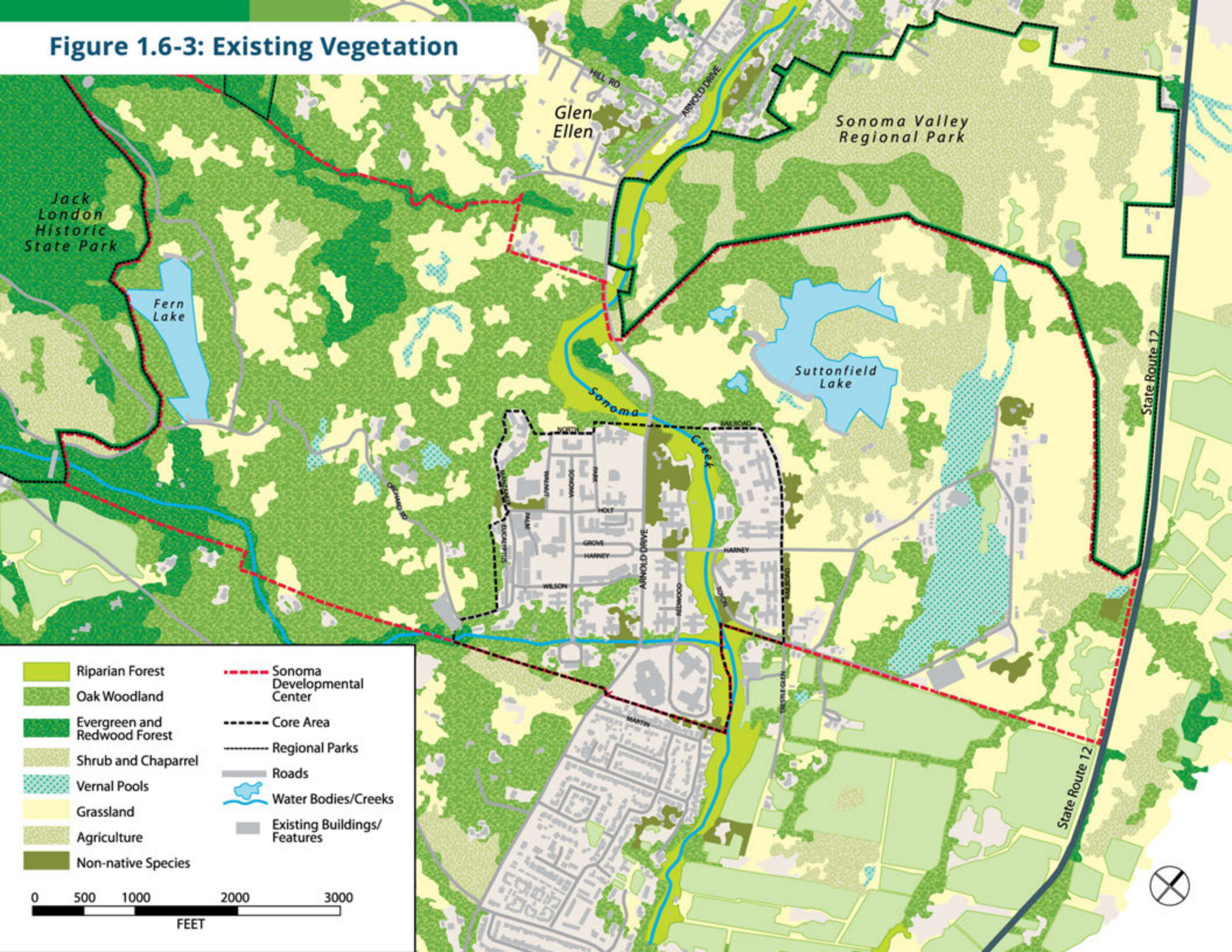


Figure 1.6-3: Existing Vegetation



In addition to the benefits that the surrounding open spaces provide, the natural landscape and the site's location in the Sonoma Valley also bring fire hazards; **Figure 2.3-1** shows the CalFire Fire Hazard Severity Zones, and the extent of the 2017 Nuns Fire which threatened many of the buildings on the east side of the core campus and destroyed several structures on the site. The majority of the west side of the site is in a High Fire Hazard Zone, while the east side of the site, the area historically affected by wildfires, includes areas of Very High Fire Hazard. The wildfire risk that the site faces, shared by much of Sonoma County, is a key planning consideration that must be addressed through defensive design guidelines and intentional landscape management.

1.7 Plan Organization

The following chapters of this document present guiding goals and accompanying policies; design standards and guidelines; and recommendations for implementation. Sustainability, as a key tenant of this Specific Plan, is incorporated into all sections.

- Chapter 2: Open Space and Resources, and Hazards
- Chapter 3: Mobility and Access
- Chapter 4: Land Use
- Chapter 5: Community Design
- Chapter 6: Public Facilities, Services, and Infrastructure
- Chapter 7: Implementation and Financing







2 Open Space and Resources and Hazards

The SDC property is fully embedded in, connected to, and part of the larger mountain-valley landscapes of eastern Sonoma County, and is part of the Sonoma Valley landscape and ecosystem. The spine of this landscape is Sonoma Creek and its tributaries. Sonoma Creek bisects the SDC property from north to south. The forests, woodlands, grasslands and wetlands that make up the property are fully connected to a larger matrix of natural habitats and protected lands and comprise an important intact portion of the Sonoma Valley wildlife movement corridor.

The open space surrounding the Core Campus serves both as an important resource for recreational use for the surrounding community, and as an ecosystem and habitat resource for local wildlife. While the unique scenic setting of the site presents many opportunities and advantages, it also contributes to a heightened risk of wildfires, among other hazards, at the site. The 2017 Nuns Fire, which burned many areas of Sonoma County, including several outbuildings on the eastern side of the SDC property, is still fresh in the minds of community members, and with the growing risk from a changing climate, it is important that plans for the future of the SDC site carefully consider the risk of wildfires and other hazards.

2.1 Open Space Management Framework

The open space that surrounds the SDC Core Campus has a long history of providing recreational and agricultural resources for the residents at the site. According to the priorities laid out by the State Legislature in Government Code Section 14670.10.5, the open space that surrounds the main campus will be pre-served as such, and future developers at the site must work with the County to ensure proper management and stewardship. The future of the open space in the Planning Area must balance and preserve all of the resources that the open space encompasses through an ongoing framework of stewardship and care.

On the west side of the campus, the open space has long served as a recreational resource for residents and visitors to the site. Years of use at the site have established a complex network of trails, and without clear signage and stewardship, recreational use at the site has largely gone un-monitored. Introducing clear signage and designated use areas will help reduce the impacts of recreational use on wildlife and habitat, even in the case of intensive uses. Designating an area at Suttonfield Lake for off-leash dogs and water recreation, and clearly marking the boundaries of that area through signage and permeable fencing, will allow visitors to continue to enjoy the recreational opportunities of the site while discouraging those uses in the rest of the open space, and minimizing the overall impacts of recreational use to the rich ecological resources at SDC.

In addition to recreational uses, the open space on the east side of the campus has historically provided opportunities for productive agriculture that contributed to the center's food systems at its height. With its development as a forward-thinking, climate resilient community, SDC has an opportunity to reintroduce productive agricultural uses to the site. Bringing local, regenerative food production to the site would serve to educate residents, improve soil and environmental conditions, reduce reliance on factory-farmed and non-local food sources, and provide a possible source of income to local residents. Irrigated crops and grazed pastures can also contribute to the fire-resilience of the site by contributing to the defensive buffer around the site, particularly on the east side where historic agricultural uses existed.

2.2 Biological Resources and Wildlife Corridors

As one of the largest remaining undeveloped areas of the Sonoma Valley, the open space in the planning area presents an important opportunity to preserve and strengthen the existing ecosystem by providing opportunities for wildlife movement, groundwater recharge and many other ecosystem services. While the Planning Area also represents a key opportunity to address the desperate housing needs of the Valley, it is critical that any development on the Core Campus preserves and enhances the open space, and thoughtfully interfaces with existing wildlife corridors and biological and water resources.



Figure 2.2-1: Open Space Framework

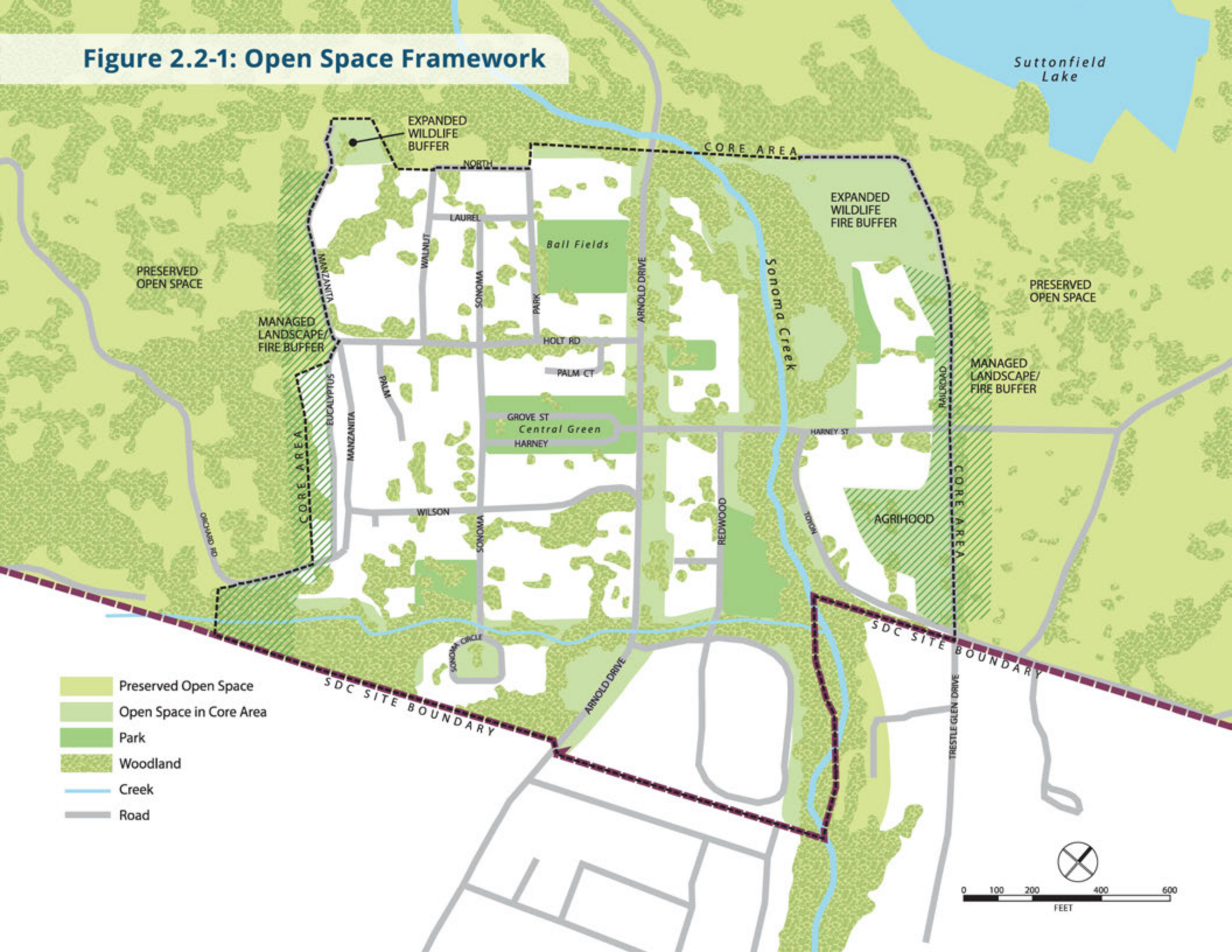
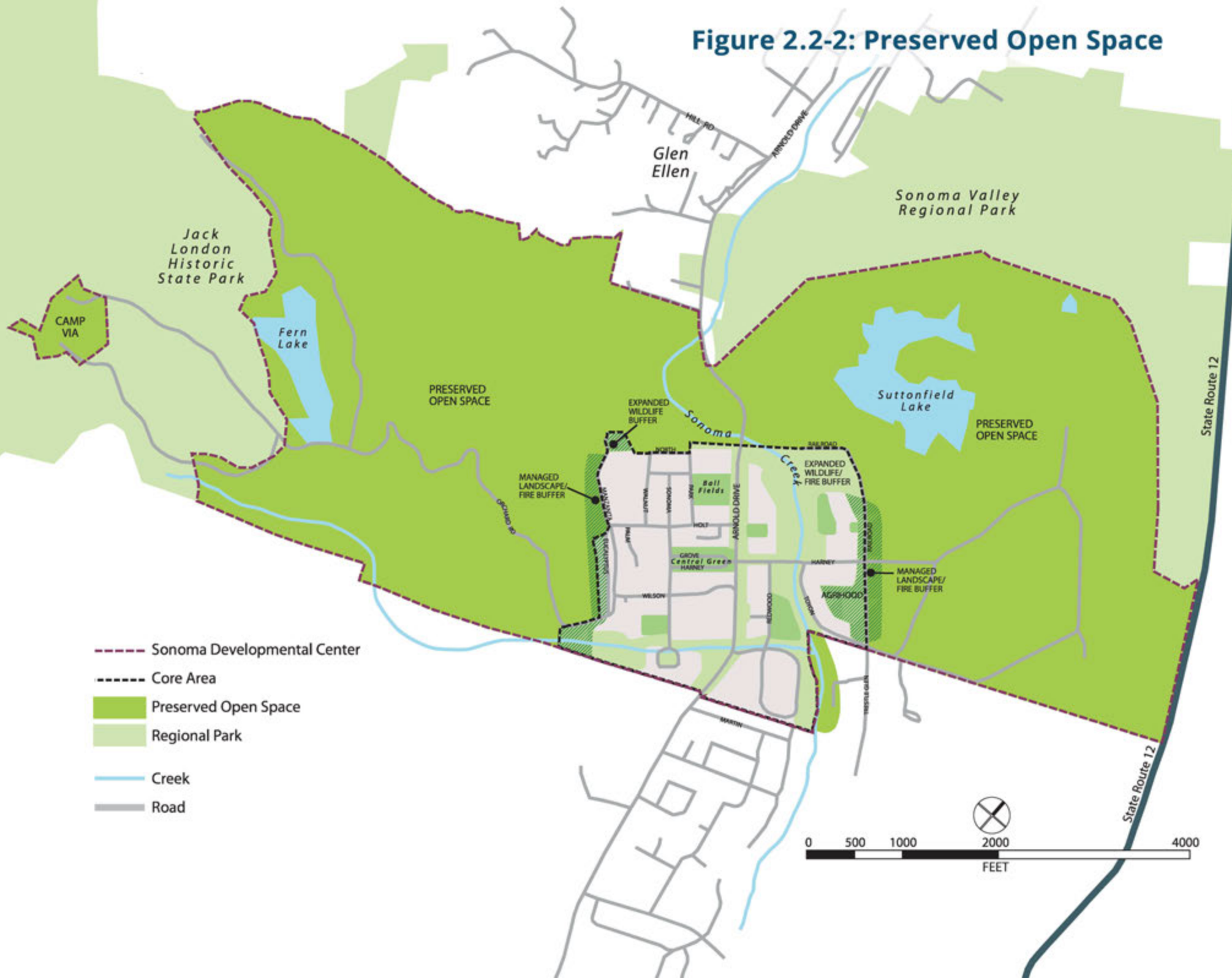


Figure 2.2-2: Preserved Open Space



The Sonoma Valley Wildlife Corridor, shown in **Figure 1.6-2**, crosses the Planning Area at the north of the Core Campus and is one of the most important east-west connectors for wildlife traveling across the Sonoma Valley. Reducing the footprint of development on the core campus in key areas along the north and east will allow more room for wildlife movement, especially at the pinch point between the campus and Suttonfield Lake. In addition, the impacts of the development on the surrounding wildlife can be minimized through education for future residents, employees, and visitors to the site, and through guidelines for development. Limiting lighting and fencing in the public realm can minimize interruptions to wildlife movement and limiting the movements of domestic animals will minimize their effects on wildlife as well. Limiting recreational use to designated trails and areas and regulating the open space management practices to limit mowing and removal of downed trees within the preserved open space can help preserve valuable habitat in the area.

In addition to providing valuable habitat and wildlife linkages, the expansive open space outside of the Core Campus and the riparian corridors running through the Core Campus provide a multitude of ecosystem services. Several different plant communities exist throughout the site, and wetlands, lakes, and creeks store and recharge groundwater. The significant mature trees throughout the Planning Area keep the air clean. And the open space provides invaluable recreational opportunities for the community.

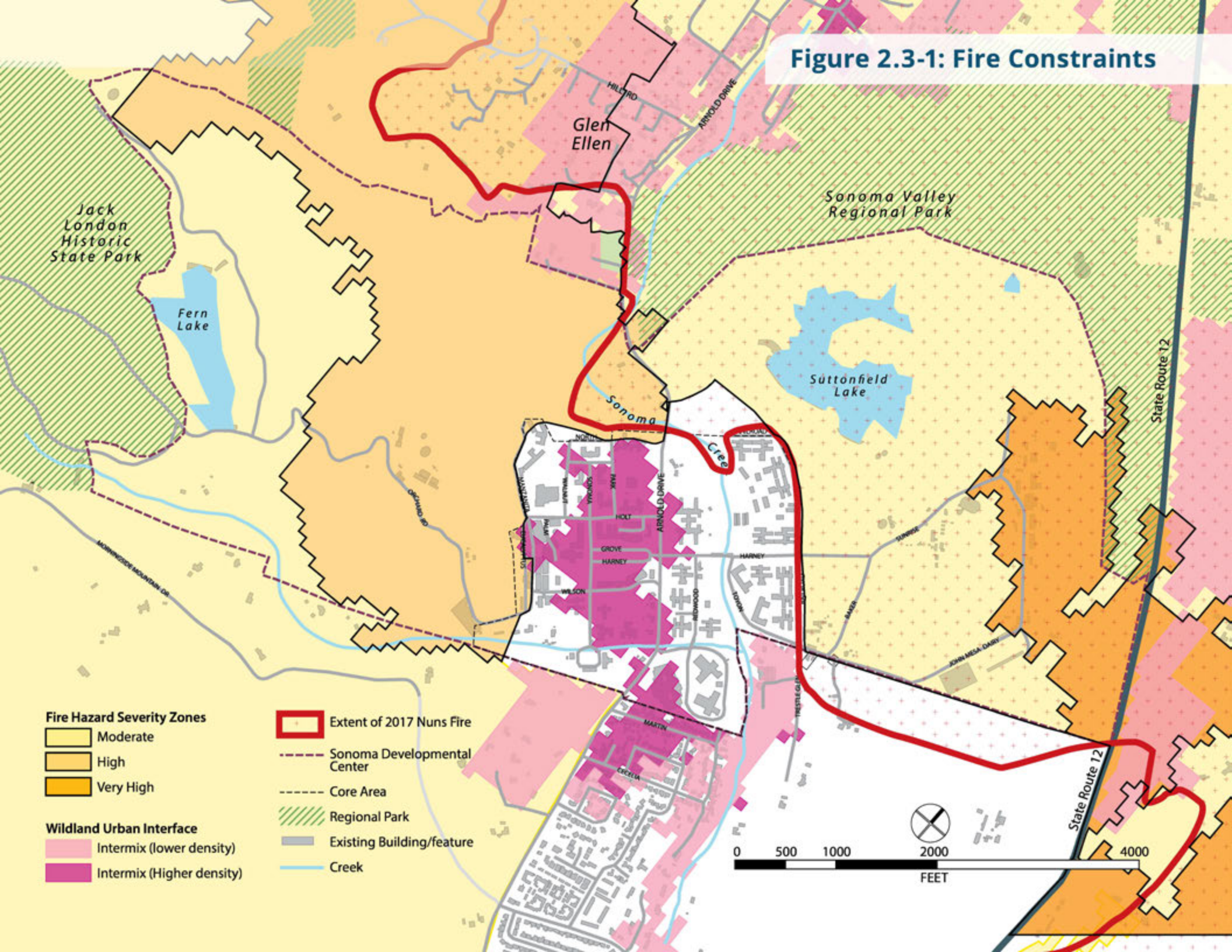
2.3 Wildfire and Other Hazards

With its unique and scenic setting in the Sonoma Valley, the Planning Area is also vulnerable to both natural and man-made hazards. Sonoma Valley has a long history of wildland fires, and as recently as 2017, shown in **Figure 2.3-1**, the Planning Area was the site of a wildfire that caused damage and led to evacuations of the surrounding areas.

Wildfire remains one of the most pressing threats to the site, and any future development at the site must be designed with the goal of minimizing risk and potential damage. Incorporating defensible space, with limited or irrigated landscaping that is regularly cleared of fire fuels and brush, both around the Core Campus and around individual buildings, can significantly minimize risk, as can limitations on the use of fire-prone materials in building and landscaping, including wooden fencing. Further, proactively planning for evacuation or shelter-in-place needs in case of emergency will help to ensure residents' safety, including by planning for and posting signage delineating emergency ingress and egress routes throughout the Core Campus, building or designating a shelter-in-place site for new residents and the general public, and developing an Emergency Preparedness and Evacuation Plan.

The site is also potentially vulnerable to flooding and dam inundation from the Fern and Suttonfield dams and spillways (although all 100-year and 500-year floods can be accommodated within the banks of Sonoma Creek without additional

Figure 2.3-1: Fire Constraints



flooding), as well as hazards associated with seismic activity including surface fault rupture, ground shaking, and liquefaction. In addition to the natural hazards at the site, hazardous materials are present in many of the buildings and structures in the Planning Area including lead-based paint, asbestos-containing building materials, and mold. All construction at the site must incorporate all required hazard mitigation procedures and all applicable construction best practices in order to the impacts of construction and demolition work at the site.

2.4 Cultural Resources

The first known inhabitants of the Planning Area were Native American members of the Coast Miwok, Pomo, and Winton tribes, who intermingled in Sonoma Valley. Archaeological evidence of these peoples' activity in the Glen Ellen/Eldridge area can be found in the sites of summer villages in the valley, and winter camps on mountain slopes.

In 1891, the State Home for Feeble Minded Children relocated to Eldridge; the campus would later be known as the Sonoma Developmental Center. Today, much of the architecture that remains in the area from this era includes vernacular commercial buildings concentrated at hamlet cores and characterized by local materials such as stone, redwood, and brick, and Victorian-era details like segmental arched window openings and modest wood moldings. In addition to the historic campus and buildings, the Eldridge Cemetery—to the west of the Core Campus along Orchard Road—represents an important cultural resource.

The Planning Area still contains many historic buildings and landscapes, providing the region with valuable cultural and historical resources that help shape and enrich the Sonoma Valley. The site also presents an opportunity to add to the cultural landscape of the Sonoma Valley by creating spaces for community gathering, artistic creation and appreciation, and performance spaces that are accessible to the local community as well as visitors to the Valley.



2.5 Goals and Policies

The following goals and policies are meant to promote a balanced approach to the open space in the Planning Area, with an emphasis on conservation, biological resources and recreational access, and to provide guidance and requirements that prepare the Planning Area for the natural and man-made hazards that future development may face.

OPEN SPACE MANAGEMENT FRAMEWORK

GOALS

- 2-A **Open Space:** Preserve the open space surrounding the core campus in public ownership in perpetuity, preventing further development in undeveloped areas and ensuring ongoing stewardship in partnership with neighboring State and regional parks and other institutions and organizations.
- 2-B **Balance:** Promote a balance of habitat conservation, agriculture, and recreational open space, reflecting the recent historic use of the surrounding open space.
- 2-C **Recreational Resources:** Support the continued use of the preserved open space at the site as a recreation resource for the community by establishing access points to the system of trails and recreation spaces.

POLICIES

- 2-1 Work with Sonoma County to dedicate the preserved open space as regional parkland.
- 2-2 Work with agricultural community partners and local farmers to reintroduce agricultural uses in the agrihood and within the managed landscape buffer to promote local production and regenerative farming practices, honoring the site's history and enhancing the site's connection to the land.
- 2-3 Improve pedestrian and bicycle access to the open space surrounding the core campus by establishing clear access points at trailheads with bilingual signage, accessible parking, and seamless connections to the core campus street network.
- 2-4 Realign and upgrade the trails to improve the use experience and accessibility, while minimizing impacts to open space.
- 2-5 Consider creating a designated area for water recreation at Suttonfield Lake, such as an access point near the trail from Arnold Drive with rail fencing and clearly marked signage and rules for swimming, dogs, and non-motorized boating. Motorized boats and fuel tanks should be prohibited, and all watercraft must be certified as zebra and quagga mussel-free before use.

BIOLOGICAL RESOURCES AND WILDLIFE CORRIDORS

GOALS

- 2-D **Biological Resources:** Promote conservation of existing habitat, including lakes, creeks, groundwater recharge areas, and open spaces, through intentional water and energy conservation, water reuse, sustainable food production, best practice-sustainable building practices, and aggressive waste reduction strategies in order to protect natural resources and critical wildlife habitat, maintain wildlife linkages, and foster environmental stewardship.
- 2-E **Wildlife Corridor:** Maintain and enhance the size and permeability of the Sonoma Valley Wildlife Corridor (as shown in **Figure 1.6-2**) by ensuring a compact development footprint at the SDC site and by minimizing impacts to wildlife movement and safety from human activity and development at the campus.



Image Credit: Sonoma Valley Regional Parks/Facebook

POLICIES

Wildlife Corridor

- 2-6 Remove existing development and re-introduce compatible native species in the northeast corner of the core campus to expand the wildlife corridor.
- 2-7 Prohibit lights within the wildlife corridor and along the creek corridor.
- 2-8 Maintain wildlife crossing structures by periodically checking for and clearing debris, vegetation overgrowth, and other blockages from culvert and bridge crossing structures; within the Core Campus, the Project Sponsor should develop and execute a maintenance program in collaboration with the owner and operator of the preserved parkland and open space.
- 2-9 Within the wildlife corridor, meet but do not exceed the defensible space requirements of the County Fire Department to maintain wildlife habitat while maximizing fire safety.
- 2-10 Within the wildlife corridor, limit mowing and the removal of dead plant material to the absolute minimum required for fire safety. If possible, mowing should be conducted outside the nesting bird season, or nesting bird surveys should be conducted within 14 days of mowing.

People/Wildlife Interface

- 2-11 Implement “dark skies” standards for all public realm lighting and all new buildings on the site, including by requiring that all outdoor fixtures are fully shielded, that outdoor lights have a color temperature of no more than 3,000 Kelvins, and that lighting for outdoor recreational facilities be prohibited after 11pm.
- 2-12 Restrict development in the wildlife corridor and creek corridor to limited trails/paths and informational signage, and design trail networks to minimize travel through wildlife and creek corridors.
- 2-13 Restrict access to the wildlife corridor and creek corridor to designated pedestrian paths marked with clear signage and delineated by strategic wildlife-permeable fencing.
- 2-14 Prohibit all unleashed outdoor cats, and restrict off-leash dogs and other domestic animals to private fenced yards and designated areas.
- 2-15 Collaborate with local wildlife protection groups to create and distribute educational information and regulations for residents and employees to guide safe interactions with wildlife onsite. Materials should be accessible to all ages and abilities, should be provided in multiple languages, and could include posted signs, disclosures, fliers, or informational sessions, among other things.
- 2-16 All fencing within the open space must be wildlife permeable, with at least 18 inches of clearance between the ground and the bottom of the fence, and shall not cross or bisect streams or otherwise discourage wildlife movement. For any barbed wire fences, a smooth bottom wire at least 18 inches above the ground must be used.
- 2-17 Adhere to residential nighttime noise standards to the extent feasible.



Biological Resources/Habitat

- 2-18 Collaborate with local groups to remove invasive species and re-establish native species throughout the site, particularly along the riparian corridors.
- 2-19 Select a planting palette of native and/or low-water plant species that are climate appropriate, drought-resistant, support local insects and animals, and that require minimal irrigation and maintenance.
- 2-20 Require that new development preserve existing trees to the fullest extent feasible. Locate new construction and public realm improvements around existing landscaping features.
- 2-21 Preserve and enhance the wetlands east of the Core Campus as a fire break, groundwater recharge, and habitat area. Enhancements may include construction of groundwater recharge wells or ponds.
- 2-22 Leave standing or downed dead trees in place for wildlife habitat whenever they do not present a hazard for fire safety or recreational users, except within the managed landscape buffer.
- 2-23 Ensure that development does not contribute to or result in net loss of wetland area or wetland functional and habitat value.
- 2-24 Incorporate bird-friendly-building design features, including by minimizing use of reflective glass.
- 2-25 Include protective buffers of at least 50 feet along Sonoma and Mill creeks, as measured from the top-of-bank and as shown on **Figure 2.2-1: Open Space Framework**, to protect wildlife habitat and species diversity, facilitate movement of stream flows and ground water recharge, improve water quality, and maintain the integrity and permeability of the Sonoma Valley Wildlife Corridor, and the ability of wildlife to use and disperse through the SDC site. Manage protective buffers so that they support continuous stands of healthy native plant communities.
- 2-26 Prohibit the use of all pesticides, rodenticides, and poisons in materials and procedures used in landscaping, construction, and site maintenance within the Planning Area. This restriction should be included in all Declarations of Covenants, Conditions and Restrictions (CC&Rs) to ensure that future homeowners are aware of the requirements.
- 2-27 Ensure that all development adheres to Sonoma County Municipal Code Sec 26-65 on riparian corridor protection.
- 2-28 Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level.

- 2-29 Ensure that all appropriate protective measures for any construction or ground-disturbing work are taken as described in Appendix A to limit impacts on sensitive species.
- 2-30 Maintain standard project procedures for any development adjacent to riparian corridors as outlined in Appendix A.



WILDFIRE AND OTHER HAZARDS

GOALS

- 2-F **Wildfire Hazards:** Provide protections at the site against the growing risk of climate change exacerbated wildfire hazards and limit the potential impacts of wildfire to development through intelligent site and building design, and open space management.
- 2-G **Natural and Human-Caused Hazards:** Minimize the potential impacts of hazards at the site and to the surrounding community, such as excessive noise, poor air quality, seismic activity, and flooding.

POLICIES

Wildfire Hazards

- 2-31 Construct and maintain a managed landscape buffer along western and eastern edges of the Core Campus to aid in fire defense consisting of a shaded fuel break in wooded areas and grazed or mown grassland. Shrubs and chaparral should be limited within the managed landscape buffer.
- 2-32 Dead and dying woody surface fuels and aerial fuels within the managed landscape buffer shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches, in order to ensure

the removal of trees, bushes, shrubs, and surface debris that are completely dead, or with substantial amounts of dead branches or leaves/needles that would readily burn.

2-33 Downed logs or stumps anywhere within 100 feet from a building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-spaced from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

2-34 Within the managed landscape buffer, one of the following fuel management methods must be implemented. Combinations of the methods may be acceptable as long as the intent of the policy is met.

a. **Fuel Separation**

Minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically. Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content, etc.). Properties with greater fire hazards will require greater separation between fuels. Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For

example, three individual manzanita plants growing together with a total foliage width of 8 feet can be “grouped” and considered as one plant.

b. **Defensible Space with Continuous Tree Canopy**

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy, apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained, provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees (prune) to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

c. **Irrigated Agriculture**

Irrigated agricultural plantings, such as row crops, berries, or small orchard trees may be planted in the ground or in raised beds, with the following conditions:

- Raised beds or planter areas may not be constructed of wood.

- Orchard trees should be spaced in accordance with the Fuel Separation guidance above.
- Agricultural plantings must be actively managed and regularly harvested or pruned, as appropriate, in order to avoid becoming overgrown.
- Irrigation must be regularly applied during months with little or no rainfall.

- 2-35 All new landscaping at the site must be fire resilient in line with guidance from the California Native Plant Society.
- 2-36 All developments must include a five-foot buffer of defensible space around buildings that excludes all flammable materials such as dry brush and shrubs, mulch, wooden structures and other materials that might aid the spread of wildfire.
- 2-37 Prohibit wooden fencing in the Planning Area.
- 2-38 Require all new construction and roof-retrofitting of existing buildings to use Class A fire-rated roofing materials, fire-resistant siding, and dual-paned tempered glass windows.
- 2-39 Prohibit the storage of flammable materials under decks or porches.
- 2-40 To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune



branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove dead vegetation and debris from under decks and porches and between deck board joints.

- 2-41 Cover all building vent openings with wire mesh screens to prevent infiltration from embers or sparks.
- 2-42 Ensure that all property owners are informed about wildfire resiliency requirements at the site at the time of purchase. Ensure that all property owners and tenants have access to educational resources on wildfire prevention and site requirements including posted materials, and regular training and information sessions.

Other Hazards

- 2-43 Maintain and enhance the existing tree canopy by preserving existing trees wherever possible and planting new trees throughout the site to cool the site and improve air quality.
- 2-44 Restrict development in flood-prone areas to trails and informational signage.
- 2-45 Require that development projects incorporate all applicable Bay Area Air Quality Management District (BAAQMD) Construction Mitigation Measures to reduce construction and operational emissions for criteria air pollutants, toxic air contaminants, and greenhouse gases.
- 2-46 Require geotechnical investigations for new development within the Planning Area to establish appropriate designs and structural details.



CULTURAL RESOURCES

GOALS

- 2-H **Cultural Hub:** Create a vibrant cultural hub with a distinct identity and role in the community by building meeting and gathering spaces, creating opportunities for arts and culture, and providing community amenities that area accessible to the residents and visitors to the site and to the greater Sonoma Valley community.
- 2-I **Legacy of Care:** Ensure that future development at the site preserves the heritage and legacy of care at SDC through preservation of important historic resources, intentional consideration of the needs of developmentally disabled individuals in new development, and by highlighting the site's history for residents and visitors.
- 2-J **Native People:** Preserve the heritage and legacy of the native people in the area through land stewardship and preservation of cultural resources on the site.

POLICIES

- 2-47 Consider adaptively reusing Sonoma House as a museum dedicated to the history of the SDC facility, collaborating with Sonoma County, the State of California, the Glen Ellen Historical Society, and other community groups for design and programming of the space, if feasible.

- 2-48 Provide resources and learning opportunities for residents and visitors about all phases of the history of the site. Materials should be accessible to all ages and abilities and could include posted signs, fliers, or informational sessions, among other things.
- 2-49 Promote public art through programs, such as the establishment of a Public Art Committee, to ensure ongoing inclusion of high-quality public art that references and highlights the site's history.
- 2-50 Promote the inclusion of temporary and permanent activities and attractions to the core campus, such as entertainment venues, performance spaces, artist studios and gallery spaces, and other arts and cultural destinations.
- 2-51 Ensure that all amenities and public spaces on the site are accessible to visitors of all ages and abilities.
- 2-52 Require any unanticipated discovery of archeological or paleontological resources to be evaluated by a qualified archeologist or paleontologist.
- 2-53 Ensure that the eventual owner and operator of the preserved parkland and open space preserves maintains public access to the SDC cemetery, and maintains and enhances existing signage and seating, as feasible.

WILDFIRE EVACUATION

- 2-54 Ensure that the project sponsor proactively plans for emergency wildfire safety by:
- a. Developing an Emergency Preparedness and Evacuation Plan that complies with Sonoma County evacuation plans and servicing fire department procedures and identifies emergency access routes and procedures;
 - b. Building or designating an on-site shelter-in-place facility, to be open to both SDC residents and the general public, prior to construction of the 200th housing unit, with specifications for the facility to be included as part of the Emergency Preparedness and Evacuation Plan;
 - c. Ensuring that every parcel within the Core Campus has two routes for ingress and egress during an emergency;
 - d. Posting signage for designated evacuation routes throughout the site and along Arnold Drive.





3 Mobility and Access

SDC has a long history, having provided care to people with developmental disabilities for more than 120 years. While these clients lived on-site, as did some of the staff, many of the doctors, caregivers, and other staff resided off-campus in the surrounding communities. Until very recently, SDC served as the largest employer in the area, reaching a daily traffic volume between Glen Ellen and Highway 12 of approximately 4,600 vehicles at its peak in

1998¹. The majority of mobility-related infrastructure and facilities located on the SDC campus core have remained the same for the past 20 years or more. This Specific Plan and any future development that results from it present a key opportunity both to improve mobility and access within the Planning Area, and to contribute to regional multi-modal mobility connections as shown in Figure 3.1-1.

1 State Route 116/121 Intersection Improvements Project, California Department of Transportation and Sonoma County Transportation Authority, 2016

3.1 Street Network

Arnold Drive is a key thoroughfare as it provides the sole road access to the neighboring communities of Eldridge and Glen Ellen as well as greater regional access to SR 12 and SR 116, as shown in **Figure 3.2-1**. However, within the SDC there are patchwork of small, local roads connecting various uses. It is critical that the internal street network be enhanced so that there is complete multi-modal access connecting the east and west sides of the site and to the north and south. A new connector from the Core Campus to Highway 12 will further enhance site connectivity and improve emergency evacuation options. This could be routed either directly east of Harney Street or along the south boundary of the site; each would have different implications for the open space and ease of connections, meriting further study. Improvements should include a complete network of sidewalks, the construction of pedestrian/bicycle bridges as necessary, additional landscaping to better accommodate and infiltrate stormwater, and a network of streets that promotes connectivity, but does not encourage cut-through traffic or high traffic speeds. Ultimately, the connectivity and safety of the network itself should act as an encouragement for users to walk and bike instead of driving.

Please see Chapter 6: Public Facilities, Services, and Infrastructure for policies related to stormwater management and green streets.

3.2 Pedestrian and Bicycle Movement

Arnold Drive and the streets within SDC have historically been designed to favor slow-speed automobile traffic. Sidewalks in many areas are narrow or absent, and little provision is given to bicyclists. The streets within and through the SDC must be designed to accommodate all users safely. This includes creating bicycle lanes on Arnold Drive, providing for a new multi-use trail, and ensuring the presence of safety features such as textured crosswalks that alert motorists that the area is pedestrian-oriented. By making the streets a quality environment for all users, the SDC and the community as a whole will benefit.

Sonoma Valley is already a major destination for bicyclists and the area around the SDC is used by a range of cyclists from avid exercise enthusiasts to infrequent casual riders. In accordance with the County Bicycle and Pedestrian Plan, SDC will include a new bike lane on Arnold Drive, but improvements should be more comprehensive. There is an opportunity to explore a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen and create a wayfinding system to and within the SDC. In addition, bicycle parking should be offered throughout the site and required of all development so that the needs of employees, residents, and visitors are met. Combined, these measures can enhance the already stellar reputation of the area as a bike-friendly community.

Figure 3.1-1: Mobility Framework

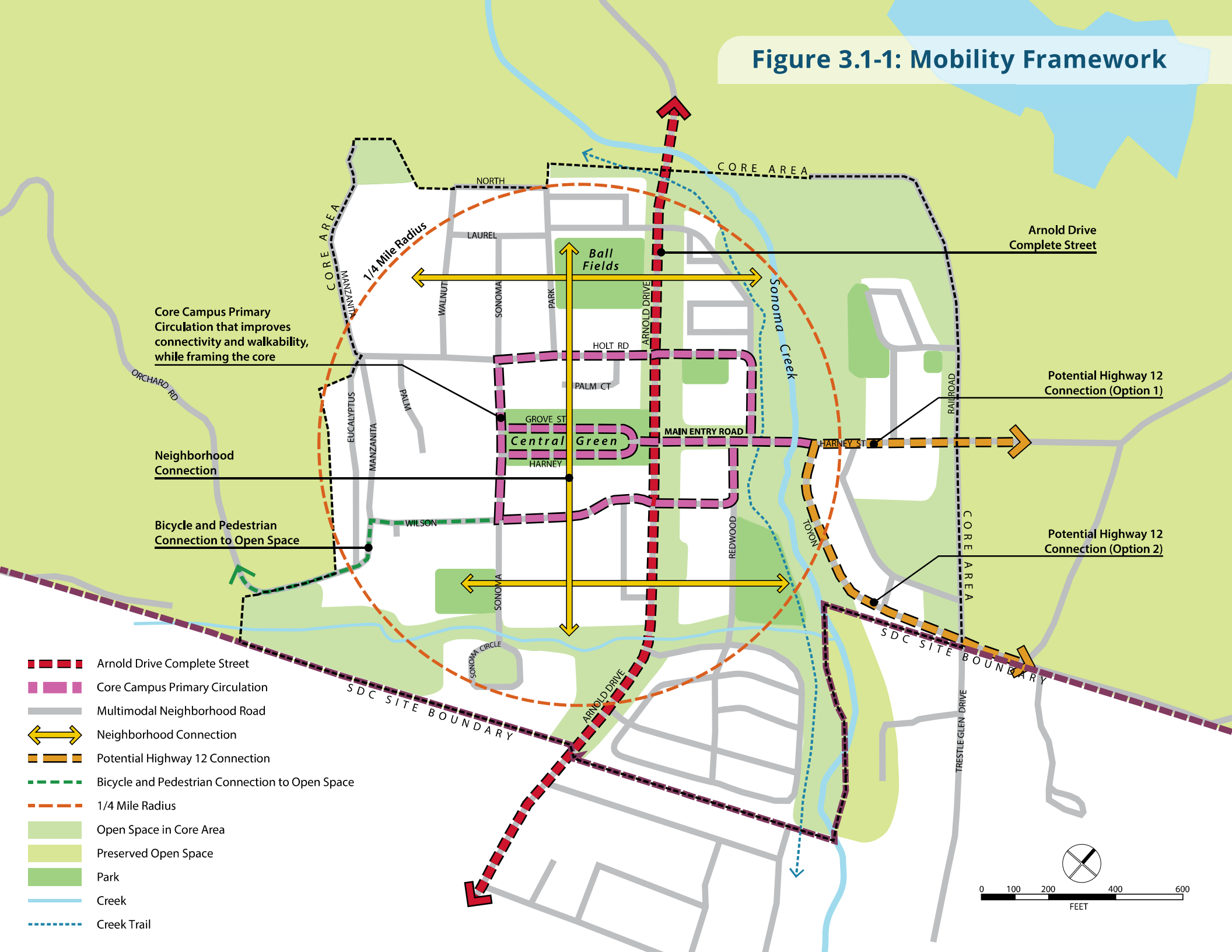
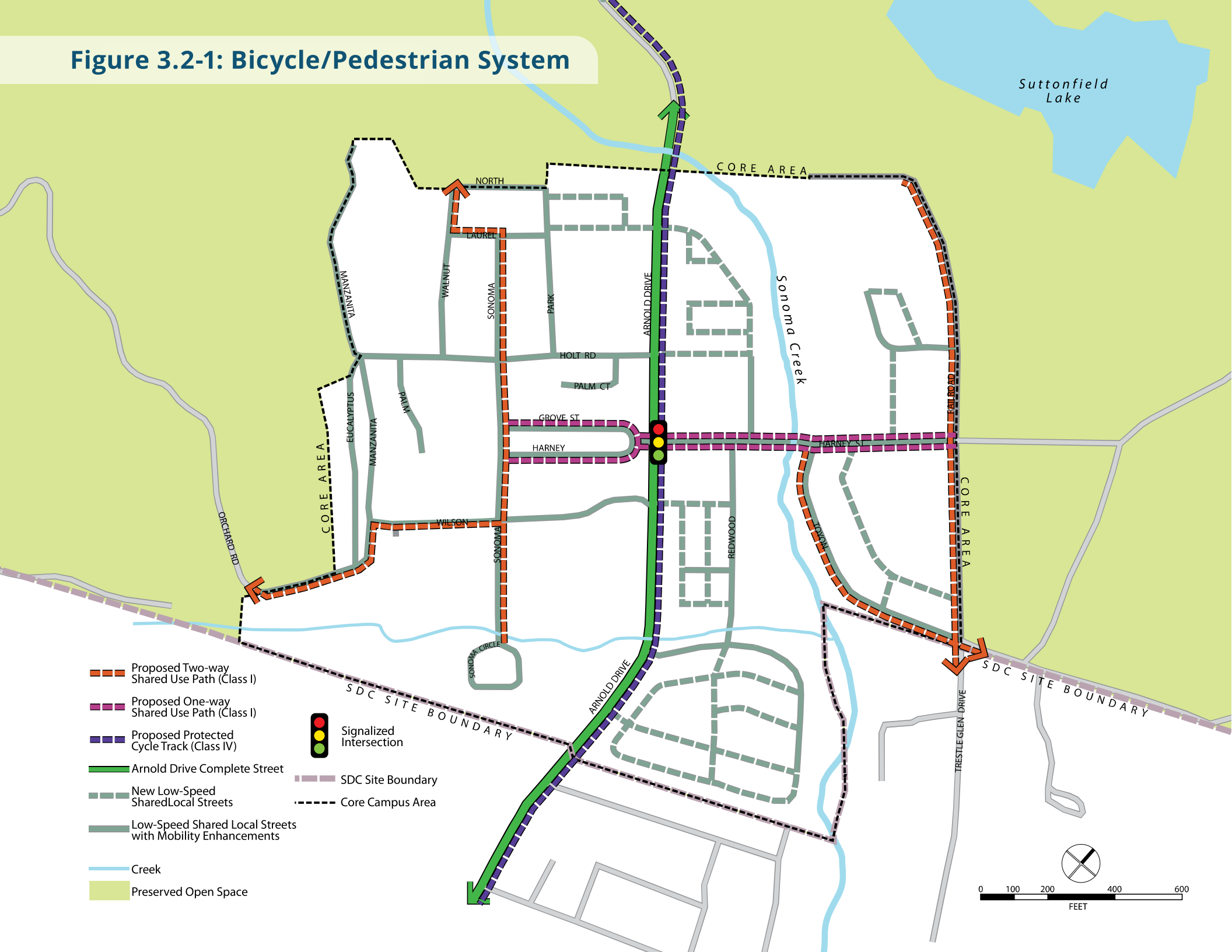


Figure 3.2-1: Bicycle/Pedestrian System



3.3 Transit

Sonoma County Transit (SCT) is the primary transit provider for the SDC with bus service currently provided on one route connecting Sonoma to Santa Rosa. While existing transit service is relatively infrequent, there is an opportunity to greatly expand transit use with increased residential and employment density. In particular, the expansion of current fare-free service should be explored to connect SDC to the city of Sonoma or a transit pass subsidy program could be required for all new residents and employees of the SDC. In addition, upgraded transit amenities should be offered on Arnold Drive with technologies such as real-time arrival and departure information employed to help encourage higher ridership.

3.4 Transportation Demand Management and Parking

The effective provision and management of parking within the SDC is vital in achieving a safe, multi-modal environment. While the automobile likely will continue to be the primary mode of transportation in the near future, the parking supply should be sized to not exceed demand and encourage trips to be made by other modes when feasible. As such, the SDC's requirements should be set at levels that represent actual observed demands and should provide for incentives when parking is shared or transportation demand management (TDM) measures are applied.

In addition, the use of on-street space should be flexible so that it is used for the highest and best purpose. This may range from using it as parking for cars or bicycles to using the space for restaurant or café seating that can bring a sense of vibrancy. Historically, much of the on-street curb space has been allocated for vehicles and in those cases, on-street parking should be managed using the most appropriate measures such as time limits, pricing, or permits.

Transportation Demand Management (TDM) refers to a set of strategies that result in increased efficiency in a transportation system by changing travel behavior. The implementation of appropriate TDM programs can encourage the use of alternatives to the single-occupancy vehicles as a user's primary mode, especially for commuting, and transition users into other transportation modes including transit, bicycling, carpooling, and walking. With the passage of SB 743, TDM has become increasingly critical as developments are required to reduce their vehicle miles traveled (VMT) impacts. In line with that legislation, the following policies require all development to reduce vehicle trips by a minimum of 15 percent and do so through a Transportation Management Association (TMA). A TMA is an independent non-profit organization that is responsible for coordinating TDM programs and can work collaboratively with the County and the business community. TMAs are usually more cost effective than programs managed by individual developments because they generate economies of scale to implement programs such as commuter financial incentives, rideshare matching, or Guaranteed Ride Home programs.

3.5 Goals and Policies

The following mobility policies are intended to support a balanced circulation system that integrates transit, pedestrian, bicycle, and vehicular modes. In particular, the mobility chapter promotes a well-defined and safe network for pedestrians and bicyclists that connects the project area to surrounding communities. Specific topics include the street network, complete streets, bicycle and transit connections, and parking and transportation demand management.

STREET NETWORK

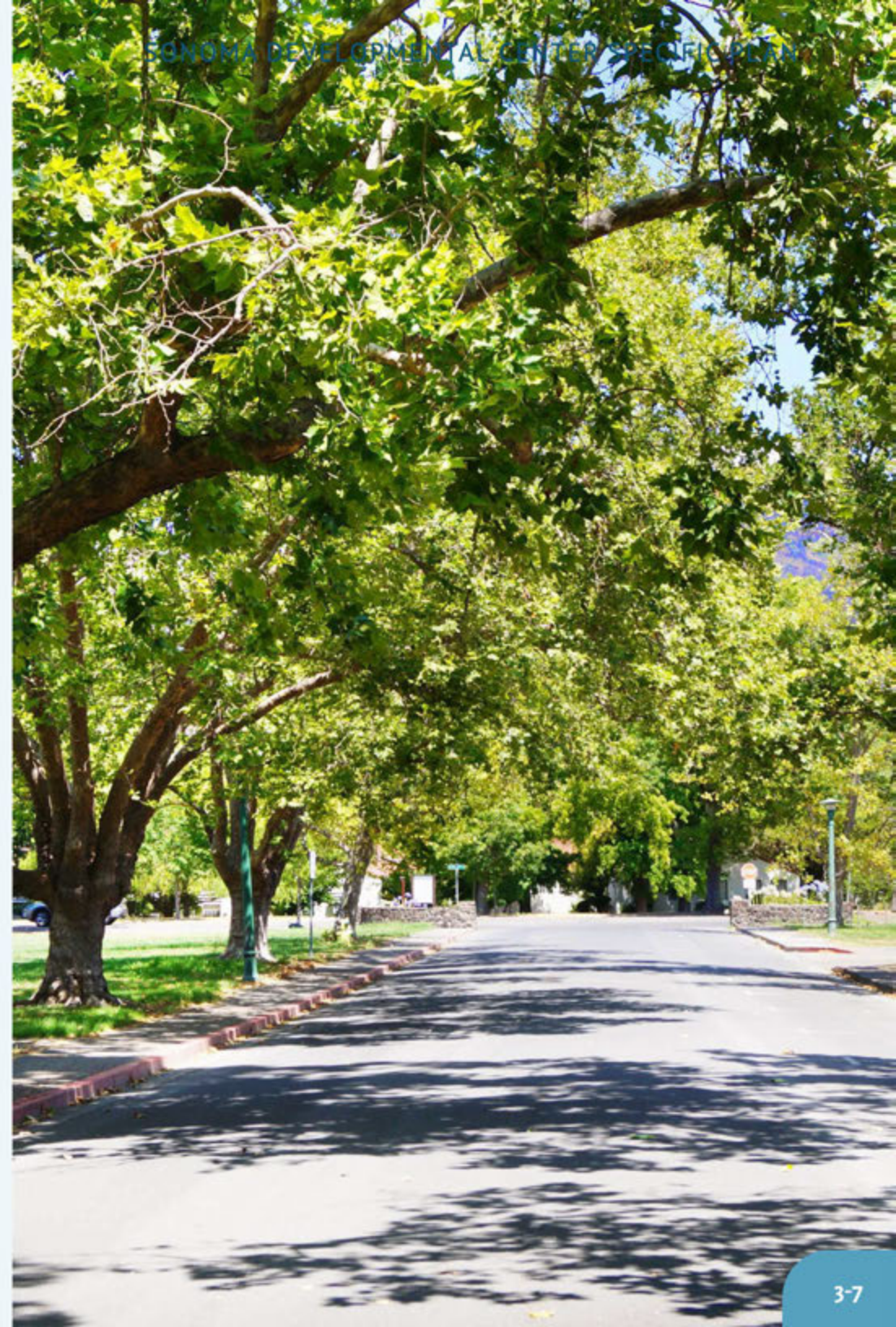
GOALS

- 3-A **Street network:** Enhance the existing street network to create a walkable and pedestrian-friendly environment that provides connections both within the core campus and to surrounding communities and regional trail systems.
- 3-B **Regional connections:** Develop and support greater connectivity between SDC and the surrounding areas, including through a direct connection to Highway 12.
- 3-C **Complete Streets:** Ensure the street network balances the needs of pedestrians, bicyclists, transit users, and drivers, prioritizing safety, comfort, and car-free transportation connections.

POLICIES

- 3-1 Ensure that new development provides a tight, fine-grained street grid that connects to the existing street grid, as shown in **Figure 3.2-1: Street Network**. Streets should be narrow with short blocks and provide multiple route options that emphasize pedestrian and bicycle connectivity to key destinations on the site such as the Central Green, baseball fields, community centers, and recreational amenities.
- 3-2 Eliminate gaps in the sidewalk network to maintain continuous pedestrian access through the Core Campus and into neighboring communities.
- 3-3 Maximize pedestrian access paseos and walkways to establish a fine-grained pedestrian network throughout the Core Campus, including wherever blocks are longer than 250 feet except where historic building configurations make connections infeasible.
- 3-4 Establish new pedestrian and bicycle corridors within the SDC to facilitate connectivity throughout the site and link to neighboring communities.
- 3-5 Reuse the existing street network to the greatest extent feasible. Improve multi-modal access from the SDC to SR 12 by exploring the feasibility of providing an additional east-west emergency access connection from the site that includes high quality pedestrian and bicycle facilities.

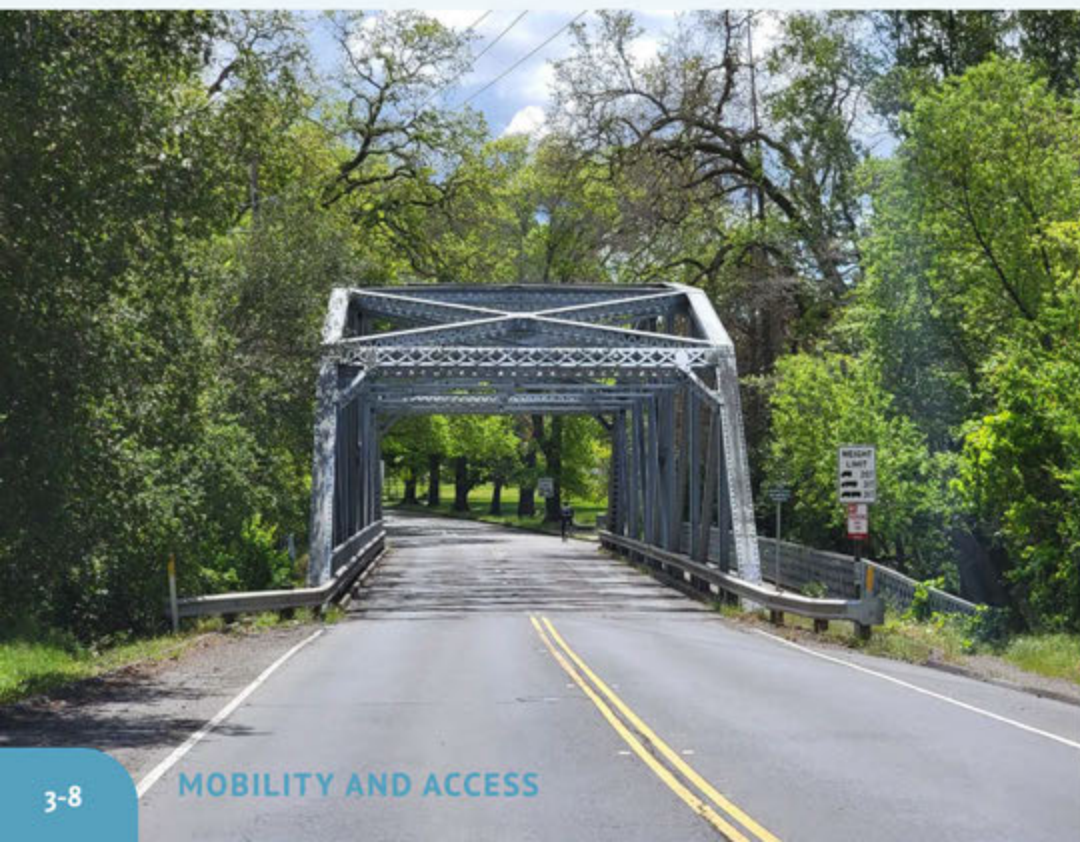
- 3-6 Prohibit new cul-de-sacs and interruptions of the street grid within the Planning Area to maximize multi-modal connectivity within SDC site.
- 3-7 Add two new intersections on Arnold Drive immediately north and south of the Main Entry Road to improve connectivity to the entire SDC site, as shown on **Figure 3.1-1**.
- 3-8 Design the street network to minimize cut-through vehicle traffic in residential areas.
- 3-9 Limit vehicle speeds within the Core Campus to 25 miles per hour or less through both posted speed limits and street design, in order to reduce the risk of collisions involving cars, bicycles, pedestrians, and local wildlife.
- 3-10 Seek opportunities to increase safe street crossing opportunities for local wildlife, including through overpasses or underpasses, interconnected tree canopies, densely- vegetated street landscaping, and narrow street widths.



PEDESTRIAN AND BICYCLE MOVEMENT

GOALS

- 3-D **Bicycle Connections:** Improve bicycle connectivity within and beyond the SDC site and foster an accessible and safe street environment for bicyclists.
- 3-E **Pedestrian Connections:** Develop a network of sidewalks and pedestrian paths that promote greater and more direct connections within the campus, and opportunities for recreation and connections to nature.



POLICIES

- 3-11 Implement the National Association of City and Transportation Officials (NACTO) Urban Street Design Guide to design streets and incorporate traffic calming measures like textured crosswalks, curb bulb-outs, pedestrian-oriented lighting, and high-visibility striping and signage.
- 3-12 Ensure that pedestrian and bicycle connections, alleyways, and other circulation routes internal to blocks are ADA compliant, have visible entries from streets, and are otherwise designed for pedestrian comfort.
- 3-13 Design Arnold Drive as a complete street, maintaining one vehicle travel lane in each direction and including bicycle facilities, quality pedestrian paths and sidewalks with appropriate seating and lighting, and transit facilities that provide shelter, lighting, and updated information for riders.
- 3-14 Within the Core Campus, visually highlight crosswalks and heighten pedestrian comfort with curb bulb-outs, changes in paving material or striping, signage, and signalization.
- 3-15 Establish a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen by removing barriers and installing appropriate signage and crossings.

- 3-16 Create a multi-use creek trail running parallel to Sonoma Creek that connects to a greater Glen Ellen-Eldridge community bikeway.
- 3-17 Provide bicycle parking as a street amenity throughout the SDC in appropriate locations such as the Historic Core and Central Green that is secure and, where possible, sheltered from inclement weather. A bike-share service can also be considered to fulfill bicycling needs.
- 3-18 Ensure tree coverage along pedestrian routes for shade and comfort. Preserve existing mature trees wherever possible.
- 3-19 Establish a bilingual bicycle and pedestrian wayfinding and signage system in English and Spanish that clearly and explicitly indicates connections to local and regional bicycle facilities.
- 3-20 Provide frequent marked crosswalks within the Core Campus.
- 3-21 Improve bicycle and pedestrian connectivity to the open space by establishing new clearly-marked and easily accessible trail connections.



TRANSIT

GOAL

- 3-F Transit Connections:** Connect the site to the greater region through existing and future transit networks, with reliable, comfortable and safe public transit service that is responsive to the diverse needs of the residents, employees and visitors of the SDC area.

POLICIES

- 3-22** Work with Sonoma County Transit for expansion of transit service and a transit pass subsidy for new residents and employees.
- a. Work with Sonoma County Transit to establish an express bus service to and from the cities of Sonoma and Santa Rosa that would utilize a new connector road between the SDC Core Campus and Highway 12; or
 - b. Work with Sonoma County Transit to extend the fare-free Route 32 shuttle from the City of Sonoma to the SDC site, maintaining the regular intercity Route 30 bus service as well.
- 3-23** Add an additional bus stop along Arnold Drive at the north end of the Core Campus.
- 3-24** Provide high-quality amenities at all bus stops including shelter, seating, lighting, waste receptacles, signage



and information, drinking fountains, secure bicycle parking facilities, shade trees, and landscaping at all bus stops. Design bus stops to complement the historic architecture at the site.

- 3-25** Collaborate with Sonoma County Transit to provide real-time system updates and arrival times to improve user convenience at all bus stops.
- 3-26** Explore the possibility of designating the SDC as a Transit Priority Area if and when transit service meets necessary thresholds.

PARKING AND TRANSPORTATION DEMAND MANAGEMENT

GOALS

- 3-G **Parking:** Manage parking resources as a coordinated, shared system to efficiently and flexibly serve the needs of residents, employees, and visitors.
- 3-H **Parking:** Provide parking in amounts that balance the needs of residents and workers without overburdening development with parking, and promote alternative transportation options.
- 3-I **Transportation Demand Management:** Reduce reliance on single-occupant vehicles (SOV) and limit the number of SOV trips made by residents and visitors by supporting alternative modes of transportation, ridesharing, and on-site services.

POLICIES

Parking

- 3-27 Provide no free parking within campus.
- 3-28 Establish minimum parking requirements that do not exceed average peak parking demand rates observed in the Institute for Transportation Engineers Parking Generation manual. Plan for shared parking facilities to serve multiple uses and destinations.
- 3-29 Provide lower minimum parking requirements when parking facilities are shared with other users or made publicly-accessible to maximize the efficiency and use of spaces.
- 3-30 Allow adjacent on-street parking spaces to apply towards minimum parking requirements.
- 3-31 Allow residential uses to apply “unbundled parking” pricing, which separates the cost of parking from the price of housing.
- 3-32 Explore the feasibility of partnering with a carshare company or creating an SDC-specific carshare program to provide rentable shared vehicles on-site.
- 3-33 Back-in diagonal parking should be prioritized for on-street parking wherever feasible.
- 3-34 Develop a special event parking management plan to accommodate surges in parking demand.
- 3-35 Manage on-street parking as necessary using time limits, pricing, or permits to ensure the adequate availability of spaces. If pricing is implemented, consider using parking revenues for mobility enhancements, beautification projects, or other improvements that have a direct benefit to the SDC.
- 3-36 Allow flexible use of on-street parking spaces, curb space, and loading areas as appropriate for restaurants, cafes, and other businesses that activate and enhance the pedestrian realm.

- 3-37 Determine the appropriate number of accessible public parking spots and drop off zones in all on-street parking areas. Off-street parking facilities must comply with accessible parking regulations.
- 3-38 Institute a wayfinding system so that motorists can easily identify available shared parking spaces.
- 3-39 Apply new technologies as appropriate to better manage the parking supply such as real-time parking availability notifications or signs.
- 3-40 Provide one assigned protected parking space for single family homes.

Transportation Demand Management

- 3-41 Require all development to reduce vehicle trips by at least 15 percent below rates listed by the Institute of Transportation Engineers Trip Generation manual using transportation demand management strategies. Potential strategies may include subsidies for not driving alone, transit passes, parking cash-out, rideshare matching, telecommute or alternative work scheduling, upgraded bicycle facilities, and other measures proven to reduce vehicle trips and VMT.
- 3-42 Establish a Transportation Management Association (TMA) for the entire SDC to create a cost-effective and coordinated approach to reducing single-occupancy vehicle travel. The TMA can implement a variety of pro-

grams to assist individual developments in meeting their vehicle trip reduction goals. Potential TMA programs could include the overseeing of a subsidized transit pass program, carpool or vanpool ride-matching services, marketing and education to residents and businesses, and other measures.

- 3-43 Work with Sonoma Regional Parks Department to ensure that there is adequate off-street parking for parks users on both the east and west sides of Arnold Drive, including through the use of shared parking areas, and eliminate existing on-street parking along Arnold Drive north of the Core Campus
- 3-44 Develop the Sonoma Valley Trail, a multi-use path, on the eastern side of SDC, parallel to Highway 12, connecting Santa Rosa with Sonoma, consistent with the General Plan and Sonoma Valley Trail Feasibility Study.





4 Land Use

The SDC Specific Plan envisions transformation of the SDC campus into a vibrant mixed-use, pedestrian-scaled district, with a concentration of cultural, civic, retail, visitor, and other uses around well-scaled, diverse, fine-grained neighborhoods surrounding the Central Green. The campus will be surrounded by a vast network of permanently conserved open spaces. The Specific Plan seeks to balance development with conservation and adaptive reuse, and outlines a framework for land use designa-

tions and locations, overall amount of development and balance between uses, and housing types. This chapter describes the land use framework, which includes land use classifications, permitted uses, development potential, and land use policies, as well as goals and policies for new housing development, affordable housing, adaptive reuse and historic preservation.

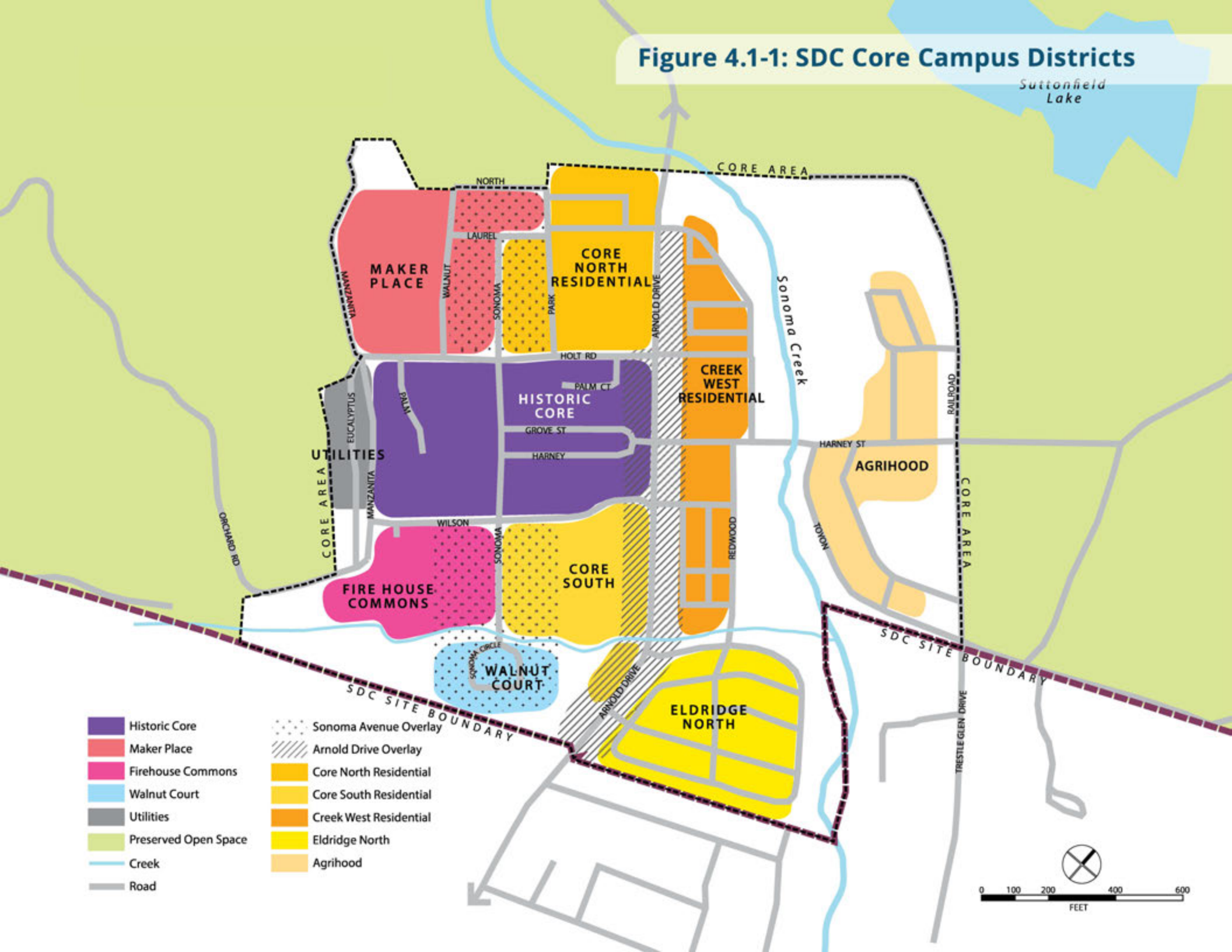


In order to allow for development flexibility that can accommodate changing market demands, while maintaining consistency with the community's visions and goals for the site, the Specific Plan regulates land uses through a multi-pronged strategy:

Land Use Diagram and Designations. These provide definitions and objectives for each classification and designate appropriate land uses for various locations of the site. Maximum density/intensity limits for each classification are specified. However, these maximum densities and intensities are to be considered in conjunction with maximum development ranges for each of the districts shown in **Figure 4.1-1**, and the overall amount of development for SDC as a whole. Maximum development on the SDC site may not exceed any the maximums outlined in any component of the framework.

Development Potential. This specifies development ranges for each district and total maximum development for SDC. All residential uses will be eligible for density bonuses in accordance with State law and as outlined in Sonoma County General Plan and Zoning Code. Residential uses are also subject to inclusionary housing requirements, as outlined in policies that follow at the end of the chapter; the maximum development potential described later assumes that developers will qualify for and build additional housing as a bonus for providing the required inclusionary housing. If project sponsors choose to exceed the minimum inclusionary housing requirements outlined in the Specific Plan, they may be eligible for additional density bonuses consistent with State law.

Figure 4.1-1: SDC Core Campus Districts



LAND USE DIAGRAM

The Land Use Diagram (**Figure 4.1-2**) designates land uses for the Planning Area. Land use classifications, shown as colors and patterns on the diagram, allow for a range of uses within each classification. The Land Use diagram is a graphic representation of policies included at the end of this chapter and is to be used and interpreted in conjunction with the text and figures contained in the other chapters of the Plan. Key features of the Land Use Diagram include:

- The Central Green as the vibrant heart of SDC, with a mix of activities throughout the day.
- Flexible land use designations in the Historic Core to respond to the changing demands and potential shifts in market conditions, while providing a mixed-use center.
- Employment uses are clustered in the northwest, creating a job center to serve the wider Sonoma Valley, while preserving flexibility for employment uses that may evolve over time.
- Densities and intensities are organized to promote walkability and an active center, with the highest densities and intensities closest to the Central Green.
- Densities and intensities become lower farther from the Central Green, becoming primarily residential at the north, east, and south, to create transitions into the preserved parklands and open space and into the neighboring communities of Eldridge and Glen Ellen.

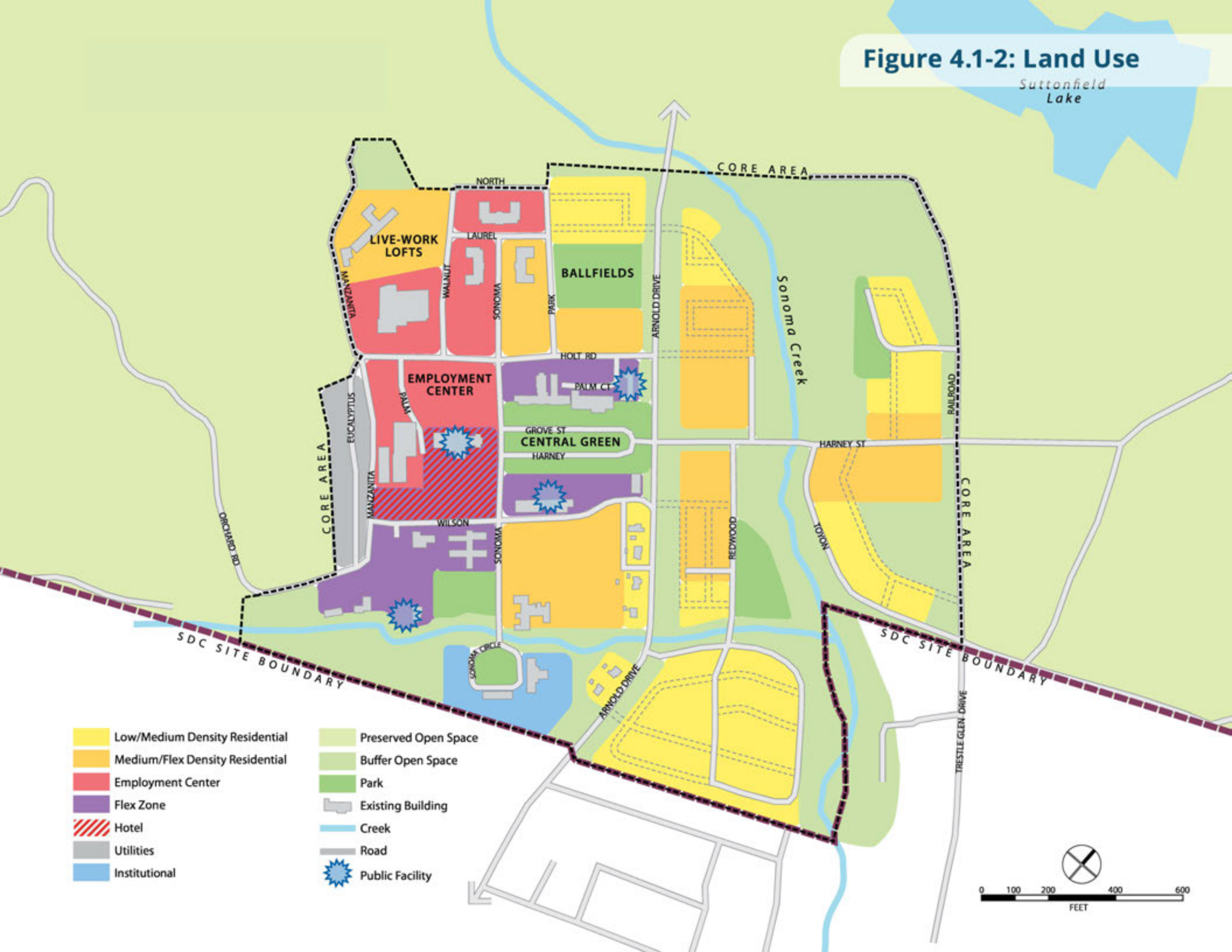
- The Agrihood district, located on the east side of Sonoma Creek, is adjacent to the historic agricultural area and has both physical and visual access to future productive agricultural uses there.
- A small institutional use is sited at the south of the site on Sonoma Circle, anticipated as a retreat/conference center capitalizing on the quiet beauty of existing redwood trees and Hill Creek, while creating a catalyst for the adaptive reuse of key historic structures.

The Land Use Diagram is shown at the Core Campus scale; an additional illustrative diagram showing the full site scale with the preserved open space is shown in Chapter 2: Open Space and Resources, and Hazards.



Figure 4.1-2: Land Use

Suttonfield Lake



- Low/Medium Density Residential
- Medium/Flex Density Residential
- Employment Center
- Flex Zone
- Hotel
- Utilities
- Institutional

- Preserved Open Space
- Buffer Open Space
- Park
- Existing Building
- Creek
- Road
- Public Facility



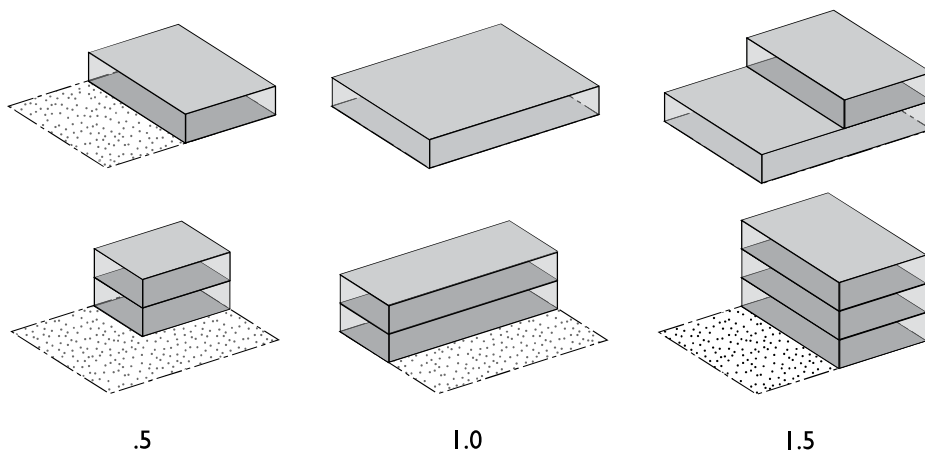
LAND USE CLASSIFICATIONS AND DENSITY/INTENSITY STANDARDS

Land Use Classifications

The land use classifications and the associated density/intensity standards that follow represent adopted Specific Plan policy. Intensity is described in terms of Floor Area Ratio (FAR), or the permitted ratio of floor area (exclusive of area devoted to parking) to site area, as illustrated in **Figure 4.1-3**. Density is defined as the number of housing units per acre, exclusive of area devoted to streets, parks, and creeks. Specific Plan designations or policies may outline minimum or maximum densities or FARs.

Public schools, parks, safety services facilities (police and fire), emergency evacuation facilities, public community centers and other public facility uses that serve the community are permitted in all designations except within the Utilities, Buffer Open Space, and Preserved Open Space designations.

Figure 4.1-3: Determining FAR



Land use classifications also specify or refer to housing types, which, consistent with State Department of Finance definition, are as follows:

- **Single-Family Detached.** Single-family units that are detached from any other buildings (with the exception of accessory dwelling units) and have open space on all four sides.
- **Single-Family Attached.** Single-family units that are attached to other units with one or more adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.
- **Multifamily.** Units with two or more housing units in one structure sharing a common floor/ceiling.

Apartments and condominiums are forms of ownership, not housing types; this is not regulated by the Specific Plan. Duplexes, triplexes, fourplexes, etc. refer to the number of housing units in a structure, not housing type – these could be in single-family attached or multifamily housing types. (See Chapter 5 for more information on housing typologies and configurations.)

The Specific Plan includes the following land use classifications; one overlay zone is also specified:

- **Low/Medium Density Residential**

Low/Medium Density Residential accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared

along one property line) or as attached units (walls shared with two adjacent properties), with density ranging from 6 to 14 units per gross acre and a maximum FAR of 1.0. Housing types at the lower density range may include single-family detached or semi-detached units; housing types at the higher density range will be predominantly multi-family but may include single-family attached units. Multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designated for Low/Medium Density Residential.

- **Medium/Flex Density Residential**

Medium/Flex Density Residential accommodates a mix of housing types, with density ranging from 8 to 30 units per gross acre and a maximum FAR of 2.0. Housing types at the lower density range may include single-family attached dwellings; housing types at the higher density range may include multifamily buildings. Medium Density Residential sites are located within a short walk of the Central Green.

- **Employment Center**

The Employment Center designation is intended to foster a mix of office, research and development, creative services, micro-manufacturing, institutional, and other supportive uses, and provide a active jobs center for the broader Sonoma Valley. New office and lab buildings mixed with reused/ adaptively-reused buildings and shared parking facilities are envisioned as anchoring a walkable, bikeable environment,



with public gathering places such as plazas and courtyards, in short walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0.

- **Flex Zone**

The Flex Zone designation allows for a broad mix of commercial, residential, office, hospitality, and entertainment uses, and is intended to allow flexibility in responding to market conditions as SDC evolves and finds its role in the regional economy. Local-, community-, and visitor-serving retail, commercial, and entertainment land uses, including restaurants, cafés, markets and bodegas, general retail, performing arts venues, art studios, and personal and business services are permitted; live-work spaces and maker-oriented uses are permitted subject to performance standards. The Flex Zone designation has a maximum FAR of 2.0 and a density range of 8 to 30 units per gross acre, with the exception of the Main Building, where the existing volume must be retained. Development in Flex Zone areas adjacent to the Central Green should provide at least one each residential, commercial, and office building fronting both the north and south sides of the Central Green, and should provide for retail and eating and drinking establishments that open out onto the Green.

- **Institutional**

The Institutional designation accommodates adaptive reuse and new construction of a retreat/conference center located at the southern terminus of Sonoma Avenue; this area is

envisioned as making use of the open spaces and scenic setting to support a conference center. Allowed uses include event spaces, workspace/office, museums, conference areas, and supportive uses such as food preparation, retail spaces, and short-term housing. The Institutional designation has a maximum FAR of 2.0.

- **Utilities**

The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0.

- **Parks and Recreation**

The Parks and Recreation designation provides for parks, recreation fields, and landscaped trails and pathways, and associated infrastructure structures. Park spaces may be active or passive, and could include dog parks, play areas, and other uses. These areas are intended to primarily consist of outdoor spaces, but they may contain support structures such as restrooms or small utility buildings. Park and recreation areas may have a secondary function as stormwater treatment and infiltration areas.



- **Buffer Open Space**

The Buffer Open Space designation encompasses managed open space areas that create transitions between open space habitat and development. Along the edges of the Core Campus, the Buffer Open Space is intended as a defensible fire buffer area, with fire-resilient landscaping that protects buildings from fire; along the creeks, the Buffer Open Space creates floodable areas for stormwater management and ensures adequate riparian corridors for wildlife movement. Agricultural uses, new parking facilities, and active and passive recreation uses and small supportive structures are allowed within this designation as long as they are located further than 50 feet away from the top of Sonoma Creek's banks. Within the Buffer Open Space areas, built elements should be limited to trails and planters, fire-resistant fencing surrounding agricultural areas, and minor park amenities, although exceptions may occur.

- **Preserved Open Space**

The Preserved Open Space designation is intended to preserve open spaces outside of the Core Campus for habitat, active and passive recreation and minor park amenities, ecological services, water resources, and agricultural uses. This space also contains some infrastructure, including water infrastructure, that is important for the continued functioning of local water systems.

- **Hospitality Overlay Zone**

The Hospitality designation allows for a “boutique” hotel of up to 120 keys to be located in and near the historic Main Building. The Main Building is envisioned as the anchor and focal point of the Central Green, and must be at least partially open to the public with a mix of lobby space and public-accessible retail, food, and other support uses. Additional hotel wings and parking facilities should be built within the remaining overlay area. The maximum FAR will be as per the underlying district regulations.



DENSITY AND INTENSITY STANDARDS

Table 4-1 summarizes the density and intensity standards for each land use designation. For all development, density/FAR is specified as a range—all development has to be within the range specified. For the Flex Zone, the FAR includes both residential and non-residential uses. Maximum intensities shown in **Table 4-1** may not be attainable on all sites, as development regulations (e.g., building height limits or development standards) or site conditions may reduce development potential. On all sites throughout the SDC site, intensities can be averaged across an entire district, as shown in **Figure 4.1-1**, allowing individual projects to accommodate areas of higher-intensity development, open space, and other amenities, as shown in **Table 4-2**.

Table 4-1: SDC Specific Plan Land Use Density and Intensity Standards

Land Use Classification	Density Range (Units per Gross Acre)	Maximum Allowed Floor Area Ratio
Low/Medium Density Residential	6-14	1.0
Medium/Flex Density Residential	8-30	2.0
Employment Center	n/a	2.0
Flex Zone	8-30	2.0
Institutional	n/a	2.0
Utilities	n/a	2.0

Note: Gross acres are defined by the overall acreage on which these uses are shown, which excludes existing roads, open spaces, parks, and creeks and other uses.



Table 4-2: Minimum and Maximum Housing Units by District

District	Base Housing Unit Range
Maker Place	30 - 40
Core North Residential	50 - 150
Creek West Residential	70 - 210
Historic Core	20 - 130
Core South	10 - 140
Fire House Commons	40 - 180
Agrihood	70 - 210
Eldridge North	60 - 150
Walnut Court	N/A
Total	733 +/- 10%

Notes:

1. Up to 10% deviations from the minimum and maximum by district are subject to approval by the Community Development Director.
2. These ranges are inclusive of any required inclusionary housing. Any additional housing due to State and County density bonuses will be on top of the ranges shown here.
3. While the base housing unit range for each district is represented as a range, the total base number of units built across all districts should equal the total shown in the table.

The base number of units allowed is 733, with a base of 550 market rate units allowed, roughly split between multifamily and single-family types.¹ With inclusionary housing requirements of 25%, at least 183 additional affordable units will be produced.. Developers will additionally be able to use State and County density bonuses for inclusionary housing, which, as of 2022, could lead to approximately an additional 200 market-rate units. With Sonoma County's additional planned affordable housing development of around 100 housing units, the SDC site is anticipated to have around 1,000 total housing units at buildout.

¹Single family refers to both single family detached homes and single family attached homes, such as duplexes and townhomes.



Table 4-3: Permitted Uses

Land Use	Low/Medium Density Residential	Medium/Flex Density Residential	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Residential									
Accessory Dwelling Unit	P	P	P	-	-	-	-	-	-
Agricultural Employee Housing: Short Term Camp	P	P	P	-	-	-	-	-	-
Congregate Housing, Large	P	P	P	-	-	-	-	-	-
Congregate Housing, Small	P	P	P	-	-	-	-	-	-
Cottage Food Operation	P	P	P	-	-	-	-	-	-
Dwelling Multi-Family	P	P	P	-	-	-	-	-	-
Dwelling Single-Family	P	P	P	-	-	-	-	-	-
Dwelling, Two-Family	P	P	P	-	-	-	-	-	-
Guest House	P	P	P	-	-	-	-	-	-
Home Occupation	P	P	P	-	-	-	-	-	-
Junior Accessory Dwelling Unit	P	P	P	-	-	-	-	-	-
Live/Work	P	P	P	-	-	-	-	-	-
Permanent Supportive Housing	P	P	P	-	-	-	-	-	-
Residential Community Care, Large	P	P	P	-	-	-	-	-	-
Residential Community Care, Small	P	P	P	-	-	-	-	-	-
Single-Room Occupancy, Small	P	P	P	-	-	-	-	-	-
Single-Room Occupancy, Large	P	P	P	-	-	-	-	-	-
Transitional Housing	P	P	P	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

Table 4-3: Permitted Uses

	Low/Medium Density Residential	Medium/Flex Density Residential	Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Agriculture and Resource-Based Land Use									
Agricultural Crop Production and Cultivation	P	P	P	-	-	P	-	P	P
Agricultural Processing	C	C	P	-	-	C	-	P	P
Animal Keeping: Beekeeping	P	P	P	-	-	C	-	P	P
Animal Keeping: Confined Farm Animals	C	-	P	-	-	-	-	-	P
Animal Keeping: Farm Animals	P	P	P	-	-	-	-	P	P
Animal Keeping: Pet Fancier	P	P	P	-	-	-	-	-	-
Farm Retail Sales	C	C	P	-	-	-	-	-	P
Farm Stands	C	C	P	-	-	-	-	-	P
Indoor Crop Cultivation	C	C	P	-	-	-	-	-	P
Mushroom Farming	C	C	P	-	-	-	-	-	P
Nursery, Wholesale	-	-	P	-	-	-	-	-	P
Timberland Conversions, Minor	-	-	P	-	-	-	-	-	P
Nursery, Wholesale	-	-	P	-	-	-	-	-	P
Tasting Rooms	-	-	P	-	-	P	-	-	P
Industrial, Manufacturing, Processing and Storage									
Animal Product Processing	-	-	C	-	-	-	-	-	-
Fertilizer Plants	-	-	C	-	-	-	-	-	-
Laboratories	-	-	C	-	-	-	-	-	-
Laundry Plants	-	-	C	-	-	-	-	-	-
Manufacturing/Processing, Light	-	-	-	-	-	-	-	-	-
Manufacturing/Processing, Medium	-	-	C	-	-	-	-	-	-
P Permitted - Not Permitted C Conditional Use Permit									

Table 4-3: Permitted Uses

	Low/Medium Density Residential	Medium/Flex Density Resi- dential							
Land Use			Flex Zone	Institutional	Utilities	Hotel Overlay	Parks and Recreation	Buffer Open Space	Preserved Open Space
Recreation, Education and Public Assembly Land Use Category									
Camp, Organized	-	-	-	-	-	-	C	-	C
Campgrounds	-	-	-	-	-	-	C	-	C
Civic Institution	P	P	P	P	-	P	P	-	-
Community Meeting Facilities	P	P	P	P	-	P	P	-	-
Country Club	-	-	P	-	-	-	-	-	-
Educational Institutions: Colleges and Universities	-	-	-	P	-	-	-	-	-
Educational Institutions: Elementary and Secondary Schools	P	P	P	P	-	P	P	-	-
Educational Institutions: Specialized Education and Training	-	-	P	P	-	-	C	-	-
Periodic Special Events	-	-	P	P	-	P	P	-	-
Recreation and Sports Facilities: Health/Fitness Facility	-	-	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Indoor	-	-	P	P	-	P	C	-	-
Recreation and Sports Facilities: Recreation Facility, Outdoor	P	P	P	P	-	P	P	C	C
Recreation and Sports Facilities: Rural Sports and Recreation	P	P	P	P	-	P	P	C	C
Sports and Entertainment Assembly	-	-	P	P	-	P	-	-	-
Studios for Art Crafts, Dance, Music	-	-	P	P	-	P	-	-	-
P Permitted									
- Not Permitted									
C Conditional Use Permit									

Table 4-3: Permitted Uses

[illegible]

4.2 Affordable Housing

Affordable housing is an integral part of the land use program for SDC. Mandated by State legislation and Sonoma County inclusionary housing requirements, and stressed as a priority by community members in project workshops, deed-restricted affordable housing will make up a significant portion of development at SDC.

In order to meet the pressing needs for affordable housing and provide a range of options in Sonoma Valley, affordable housing at the site must take on a variety of different forms. Inclusionary housing, which is mandated as a percentage of the total market-rate housing, is intended for residents that meet certain income limits. Sonoma County defines these categories, including Extremely Low Income (ELI), Very Low Income (VLI), Low Income (LI), and Moderate Income (MI) as percentages of Area Median Income (AMI), the median annual income in Sonoma County, which adjusts by the number of persons in a household and is updated each year. Inclusionary housing for households in the ELI, VLI, and LI categories is subsidized by the sale or rental of market rate housing units, and under Sonoma County Code (SCC) Sec. 26-89-04, developers are required to build 20 percent income-restricted units for ownership projects and 15 percent for rental projects, with at least half of those units reserved as LI. Developers and home builders also have an option under the county code to pay in lieu fees to the County fund for affordable housing instead of building the income-re-

stricted units at the project site. When developers build units for the ELI and VLI categories, they become eligible under SCC Sec. 26-89-050 for county density bonuses that increase the total numbers of market rate units they are eligible to build. Sponsors may also qualify for State density bonuses for supplying additional affordable housing. Density bonuses may change overall percentages of income-restricted affordable housing in a project but would not reduce the total number of income-restricted units.

Under this specific plan, project sponsors at the site will be required to provide inclusionary required income-restricted units at 25 percent for both rental and ownership projects, and will be required to build all income-restricted units within the SDC campus. All other density bonuses and inclusionary requirements included in the County municipal code will apply, and developers are encouraged to build housing at the ELI and VLI levels to satisfy the County's pressing need for affordable housing at this time. At least one additional income-restricted affordable housing project of around 100 units will be developed beyond the inclusionary housing; these units are anticipated to result from a County-led partnership with local affordable housing developers and the site developer.

By building smaller units on smaller lots, designing for efficiency and simple but high-quality finishes, and building a mix of multifamily, attached single family, and detached single family homes with various numbers of bedrooms, the Planning Area will be able to accommodate a diverse range of individuals



and households, with different needs, different incomes and at different life stages. “Missing middle housing refers to both a housing typology and an income category that is outside of standard HCD definitions. Missing Middle Income households make between 121 percent and 160 percent of Sonoma County AMI, - too much to qualify for Affordable Housing , but not enough to buy a median priced home. Missing middle housing will make up 50 percent of the total market rate housing at the site. These homes will be accessible for Sonoma County’s middle income workforce, such as teachers and firefighters, to help keep these professionals from being priced out of Sonoma Valley. Missing

middle housing can be made even more accessible through exploration of an initiative by Sonoma County and area partners of a first-time homeowner grant program, especially targeted towards historically disadvantaged communities.

Finally, five parcels on-site will be set aside as deed-restricted housing for people with developmental disabilities, prioritizing sites close to the preserved open space, ensuring a continuation of providing a welcoming community for people of all ages and abilities. The exact siting and size of these parcels should be worked out between Sonoma County, the project sponsor, and the ultimate owners/operators of these housing units.

4.3 Historic Resources

The Sonoma State Home Historic District (SSHHD) contains a significant concentration of buildings, structures, objects, and landscape features that are united historically by plan, purpose, and physical development. The historic district possesses significance for its pioneering role in housing, educating, and medically treating the state's population of people with intellectual and developmental disabilities. The significance is demonstrated by the presence of buildings within the historic district that clearly convey their function in caring for people with developmental disabilities. In addition, the SSHHD is a representative example of institutional design in California utilizing both Kirkbride and Cottage Plan models. The historic district's period of significance begins in 1889 with the purchase of the Eldridge site and ends in 1949 with the retirement of Superintendent Fred Butler. In 2019, the SSHHD was determined by the State Historic Preservation Officer to meet the eligibility requirements for the National Register of Historic Places and California Historical Landmarks, and was placed on the state's Master List of Historic Resources.

The SSHHD contains 75 contributing historic resources at SDC; 19 of the original 94 contributing buildings that were originally located within the boundaries of the historic district were destroyed in the 2017 Nuns Fire. The core campus, between Railroad and Manzanita roads, contains 65 of these historic resources, which are almost exclusively to the west of Arnold Drive. There are two individually significant buildings or complexes: the Main Building (Professional Education Center, or

PEC Building) and Sonoma House (Residence 140) and its support buildings and structures. The former is listed in the National Register of Historic Places and the latter was found eligible for listing.

There are several compelling reasons for striving to reuse contributing buildings in the SSHHD, to the greatest extent practical. Adaptive reuse is recognized as a highly sustainable approach to construction. Additionally, SDC is a fixture in the Sonoma Valley, reinforced by strong collective community memory. The sense of place, complete with historic buildings and mature landscape, offers an established location for the campus's next life. The SDC site also offers an existing sense of community that is respected and can be reinforced through a mixture of adaptively reused historic buildings and contextually responsive new buildings. The level of detail and design present on the SDC site is not easily replicated with modern building practice and economics.

There are also historic landscape elements that help create the character of SDC. The Central Green, which acts as the heart of the campus, is planted with pollarded sycamore trees that frame views of the historic Main Building to the west and the beautiful Mayacamas Mountains to the east. This axis continues down Harney Street, across the bridge over Sonoma Creek, lending organizational legibility to the campus by visually connecting the east and west sides. The north-south axis along Sonoma Avenue, lined with clusters of mature trees, further structures the site layout, and the historic Ball Fields provide structured, active open space visible from Arnold Drive. Throughout the site, mature trees of all different species, including redwoods, oaks,

SONOMA DEVELOPMENTAL CENTER SPECIFIC PLAN

and bay laurels, cool the air, provide habitat for birds and other animals, and enhance the sense of place.

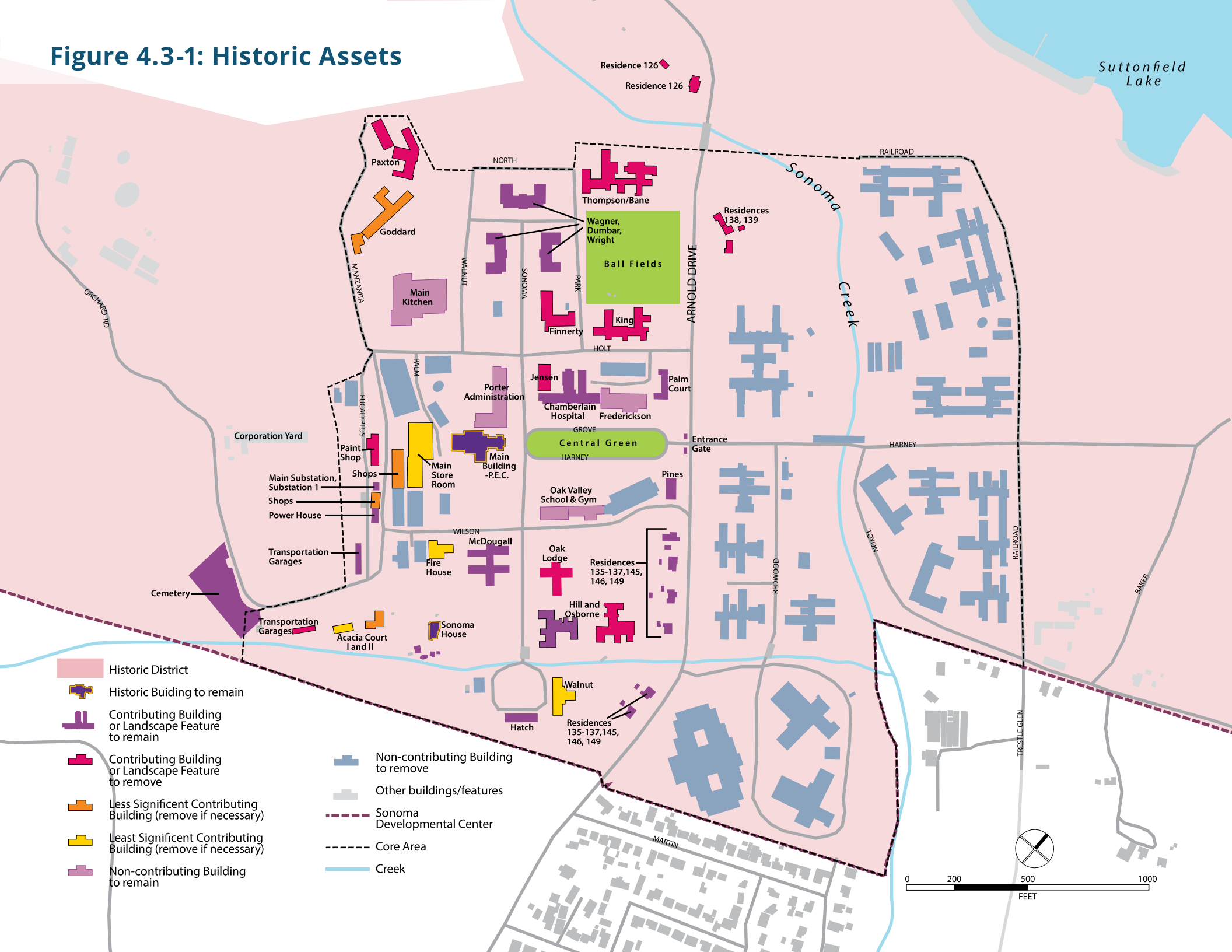
These landscape elements are all planned to be retained and enhanced to the greatest extent feasible, including the site's significant mature trees. Due to the significant costs associated with adaptive reuse of historic buildings—including seismic retrofitting, hazardous material abatement, and reconfiguring building layouts for very different uses than they were originally intended for—it is infeasible to retain all of the buildings that contribute to the SSHHD. However, the goal of the SDC Specific Plan is to retain and reuse enough historic buildings and landscape fea-

tures that a sense of the significance of the site and the historic relationship between landscape and buildings is maintained, in accordance with the Secretary of Interior's Standards for preservation of districts and neighborhoods. In order to maintain the unique sense of place and history at SDC, the Specific Plan, as shown in **Figure 4.3.1**, includes maintaining both contributing and non-contributing buildings around the Central Green, maintaining the best examples of contributing buildings at the north and south terminuses of Sonoma Avenue and throughout the historic core, maintaining and enhancing historic landscape elements, and renovating and reusing Sonoma House, possibly for a museum about the site's history.

View of the Central Green, looking towards the Main Building.



Figure 4.3-1: Historic Assets



4.4 Goals and Policies

LAND USE

GOALS

- 4-A **Diverse Mix of Land Uses:** Promote a diverse and integrated mix of residential development and employment uses, including research, creative services, education, office, retail, and small businesses, to create a vibrant, walkable community hub that provides economic and cultural opportunities for Sonoma Valley communities.
- 4-B **Economic Feasibility:** Allow for adequate flexibility and intensity of land uses such that long-term development of the site can be accomplished incrementally and result in an economically feasible, self-supporting district that adapts and evolves with changing market conditions.
- 4-C **Balanced Development:** Prioritize residential uses as both an economic engine and catalyst for activity on the site, while balancing in non-residential uses incorporate uses supportive of the County's workforce and economic development needs, community and institutional uses, and neighborhood-commercial uses to promote walkable lifestyles.

POLICIES

- 4-1 Promote a fine grained mix of land uses within the Historic Core, with housing, hospitality, office, commercial, and community uses fronting on the Central Green to create a vibrant community center with activity throughout the day.
- 4-2 Locate the primary commercial uses around the Central Green, including eating and drinking establishments, retail, and other local- and visitor-serving commercial uses, in order to reinforce the Central Green as the heart of the site. Give attention to ground floor activation and transparency of final designs to ensure a permeable edge between building interiors and the public realm. Smaller commercial uses may be located in other areas of the campus to the extent that they directly serve the surrounding land uses.
- 4-3 Require completion of at least 10,000 square feet of retail and eating and drinking establishments and of at least 200 housing units west of Arnold Drive before beginning construction of any housing east of Arnold Drive.
- 4-4 Promote a mix of commercial uses that provides neighborhood services for residents, such as a market, bakery, coffee shop, to reduce the need for driving for everyday needs.



- 4-5 Collaborate with local organizations such as the Sonoma Valley Certified Farmer's Market, the Springs Community Farmer's Market, and other local farming organizations to hold a regular farmer's market in the Central Green, if feasible.
- 4-6 Ensure a diverse range of housing types to accommodate a variety of household sizes and life stage, by incorporating a wide range of unit sizes, ranging from co-living and studio apartments to three-or four-bedroom units, in order to accommodate various household sizes and life stage.
- 4-7 Generate a fine grain, mixed product street pattern by not permitting anyone builder to control or develop similar products on more than one block face.
- 4-8 Designate at least five parcels to build homes for persons with developmental disabilities, prioritizing parcels closer to open space areas.
- 4-9 Prohibit vacation rentals in residential land use areas as defined in Section 26-04-020 of the County Municipal Code. Short-term rentals are allowed as a support use for the institutional designation.
- 4-10 Any Hotel or hospitality use within the Planning Area must incorporate a community-serving component such as recreational facilities, food services, or performance spaces that are open to the public.
- 4-11 Allow for a flexible mix of uses within the Employment Center and Flex Zone designations, allowing develop-

ment to respond to market conditions and the needs of potential users, in order to facilitate an economically feasible development scenario, and vibrant, synergistic business operating environment.

- 4-12 Prohibit auto-oriented establishments such as service and repair uses and drive-through establishments in the Planning Area.
- 4-13 Require all development at SDC to comply with additional standard conditions of project approval, as detailed in Appendix A. These conditions should be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines,

AFFORDABLE HOUSING

GOALS

- 4-D **Generate deed restricted affordable housing** at a range of income levels, household sizes, and ability levels, including both income-restricted affordable housing and housing that is affordable by design.
- 4-E **Support affordable housing development** beyond the minimum requirements through County, State, federal, and other funding sources.
- 4-F **Promote “missing middle income” housing** to support the needs of the workforce that do not meet the requirements for income-restricted affordable housing.



POLICIES

- 4-14 At least 25% of both single family and multifamily rental and for-sale units must be deed-restricted, in perpetuity, as inclusionary income-restricted units.
- 4-15 Require that all required inclusionary housing be built at the SDC campus. The project sponsor shall either provide inclusionary housing at site or otherwise equivalently dedicate land and pay any needed additional in-lieu fee for affordable housing to be developed on campus.
- 4-16 Spread the inclusionary housing throughout the site and co-locate with the market rate housing, rather than clustering within one district inclusionary housing is built as two or more discrete buildings. Ensure that inclusionary and affordable units are integrated into the overall fabric of the community, and have similar look and feel to other new buildings on site.
- 4-17 At least 50 percent of the market rate housing should be designed as “missing middle housing,” intended for sale or rental to individuals or families making between 121 and 160 percent of Sonoma County’s Area Median Income (AMI) by including: small lot sizes; smaller, efficient dwelling sizes; a mix of duplex, triplex, fourplex, townhomes, and cottage clusters; a range of studio through three- or four-bedroom units; and simple but high-quality materials in construction and finishes.
- 4-18 Explore creation of a first-time homeowner ‘soft second’ (i.e. forgivable loan) program for historically disadvantaged communities by partnering with affordable housing organizations in order to expand homeownership opportunities and promote racial equity.
- 4-19 Utilize partnerships between Sonoma County and local affordable housing developers to develop at least one 100 percent affordable housing project of around 100 income-restricted units at SDC.



Image Credit: Robbi Pengelly/Index-Tribune

HISTORIC RESOURCES

GOALS

- 4-G **Preserve the historic character of the SDC campus** through the preservation and reuse of the National Register-eligible Sonoma House and the National Register-listed Main Building, key historic landscape elements, and of a portion of the contributing buildings to the National Register-listed Sonoma State Home Historic District, while balancing conservation with development and contemporary land use and development feasibility objectives.
- 4-H **Select historic buildings for conservation** to maximize their presence along streets and public places.
- 4-I **Provide flexibility in design for conservation** when conservation of an entire building is not feasible in keeping with the Secretary of the Interior Standards for rehabilitation.
- 4-J **Provide opportunities for historic interpretation onsite.**

POLICIES

- 4-20 Preserve and reuse the two historically significant buildings, the Main Building (PEC) and the Sonoma House Complex, including its six support structures.
- 4-21 Preserve and enhance the landscape elements that contribute to the significance and character of the Sonoma State Home Historic District, including the formal tree grid at the Central Green, the baseball field, Sonoma Bridge, the front entrance gate, and the Eldridge Cemetery, as well as primary circulation routes. All non-functional turf areas where no recreational purpose is provided and existing should be eliminated and replaced with drought-tolerant planting or ground cover that enhances the historic landscape.
- 4-22 Require that the project sponsor prepare a historic preservation plan, based on desired development and suitability of buildings for adaptive reuse, with the overarching objective of preserving a set of buildings that reflect the diversity of building types and the continuum of life at the former SDC. For instance, retain and reuse buildings that represent various architectural styles that are character-defining to the Historic District, including French Eclectic, Spanish Eclectic, and Tudor Revival, as well as character-defining materials such as tile roofs, stucco and brick cladding, and wood windows.



- 4-23 Preserve and reuse the contributing resources identified in **Figure 4.3-1**, to the greatest extent feasible.
- a. If all of the contributing resources identified in **Figure 4.3-1** cannot be retained, the following buildings should be considered as least significant of those 28 contributors and studied for removal:
 - i. Acacia 2
 - ii. Goddard
 - iii. Workshop
 - b. If all 28 contributing resources identified in the Sonoma Developmental Center Land Use Diagram cannot be retained, in addition to those listed above as least significant contributors, the following buildings should be considered less significant of those 28 contributors and studied for removal:
 - i. Walnut (significant damage)
 - ii. Firehouse
 - iii. Main Store Room
 - iv. Maintenance Shop
 - v. Acacia I
- 4-24 Preserve and reuse buildings at both the north and south terminus of Sonoma Avenue, including Wagner, Dunbar and Wright to the north, and Walnut and Hatch to the south.
- 4-25 Preserve and reuse at least 8 of the 10 contributing buildings fronting Sonoma Avenue (including Sonoma Circle), as listed below.
- a. Wagner
 - b. Dunbar
 - c. Wright
 - d. Finnerty
 - e. McDougall
 - f. Oak Lodge
 - g. Hill
 - i. Walnut
 - j. Hatch
 - j. Main Building
- 4-26 Preserve and reuse all the contributing buildings and structures that surround the Central Green, as listed below.
- a. Main Building
 - b. Chamberlain Hospital
 - c. Palm Court
 - d. Pines
 - e. Entrance Gate

- 4-27 Preserve and reuse houses along Arnold Drive within the core campus, reconstructing as necessary. Require that the developer hire a preservation architect to undertake a conditions assessment and reconstruction plan prior to demolishing and reconstructing houses on Arnold Drive that are in poor condition. Reconstruction should adhere to the Secretary of the Interior's Standards for Reconstruction.
- 4-28 Prepare interpretive signage, art, or other exhibition onsite to educate residents and visitors about the history of the site, including pre-history, Native American history and the history of the Sonoma State Home. Signage should be available in English and Spanish and Native American tribal language as appropriate.
- 4-29 Ensure that proper documentation is made prior to any substantial change to or demolition of a contributing historic structure, as described in Appendix A.
- 4-30 For any contributing historic structures that are demolished within the Planning Area, require that materials be made available as salvage as described in Appendix A, in order to facilitate the reuse of materials and historic detailing, and to reduce demolition waste.
- 4-31 Require that construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings, as described in Appendix A.
- 4-32 Consider preserving the hog and poultry area east of the Core Campus and the SDC water and sewage system to the west and north.





5 Community Design

The Specific Plan reinforces the defining development characteristics of the Planning Area – a developed campus with streets largely along an orthogonal grid, placed on the plains of Sonoma Valley, surrounded by hundreds of acres of rolling open space. The campus' structure and sense of place is shaped by its connected network of streets, clusters of historic buildings, a Central Green, and vegetated riparian corridors.

Building on this existing framework, the Specific Plan seeks to foster vibrant streets and public places, new pedestrian paths and connections to support active

lifestyles, and promote development that is community-oriented and sustainable and that is in harmony with the special setting of the campus while catering to contemporary needs.

This chapter provides policies to shape the overall character and form of development to enhance the campus' sense of place and livability through quality public realm and streetscapes, and building design policies and standards that promote a community orientation, and sustainability and resiliency.

WHAT IS THE PUBLIC REALM?

The term “public realm” is the combination of physical setting with social aspects of public life. The design of street rights-of-way, building placement and façades, and publicly-accessible open spaces, parks, squares, plazas, and courtyards are key to an attractive public realm that make it an enjoyable place for public use.

5.1 Public Realm

SDC’s public realm is comprised of a network of parks, public spaces, pedestrian connections, and trails throughout the site, with the Central Green as the heart of the new community, as shown in **Figure 5.1-1: Public Realm**. The Central Green is organized in an east-west axis with terminating views at Mayacamas Mountains to the east and Sonoma Mountain to the west. The Plan proposes to build upon the existing street grid and building placement, filling in with new pedestrian connections and buildings blending with the scale of existing structures west of Arnold Drive, while establishing new patterns of development east of Arnold Drive. The emphasis on walkability and pedestrian orientation will help open the site and support an active community that is accessible to existing and future residents.

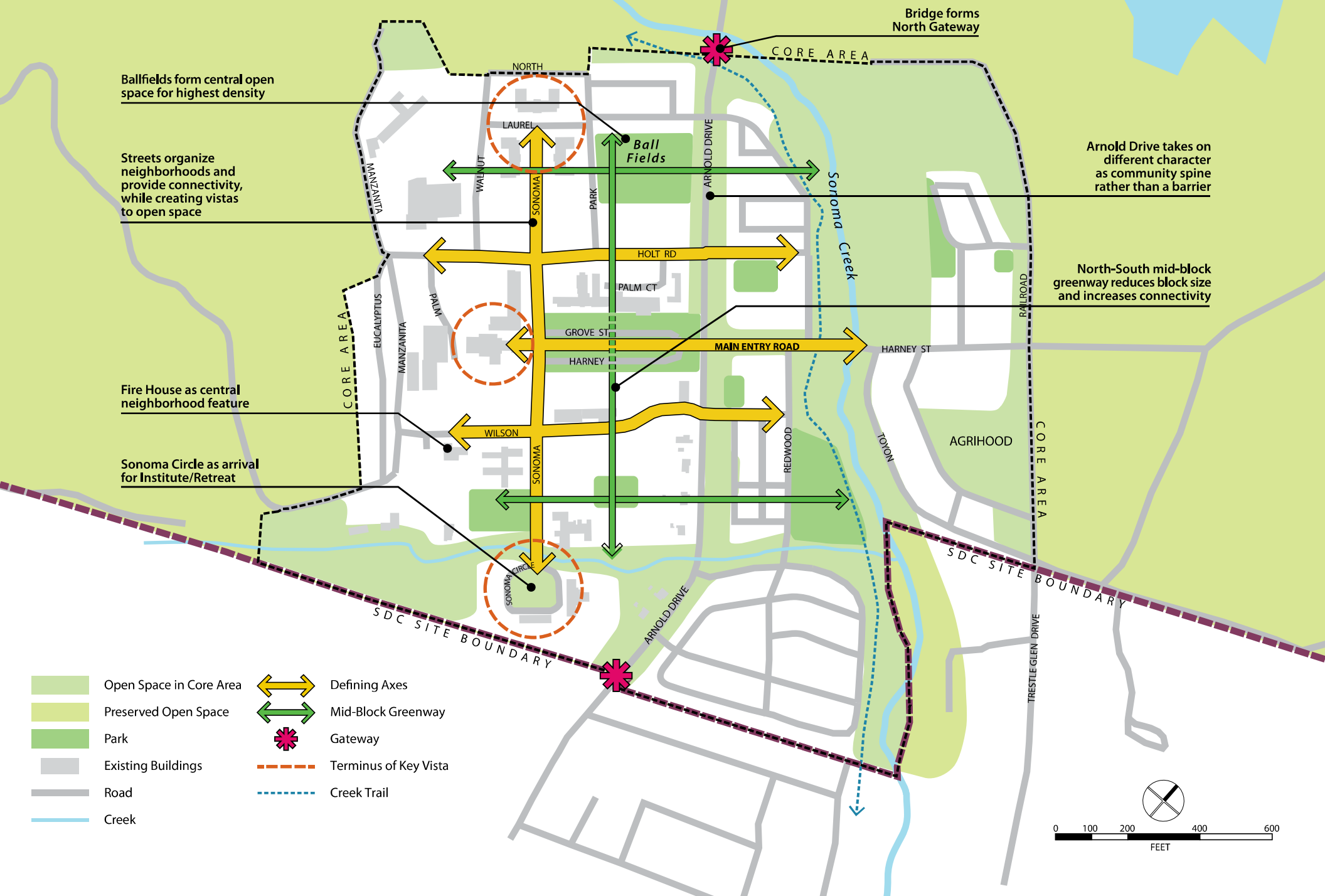
STREETSCAPE DESIGN

Enhanced streets and streetscapes are key elements of the Specific Plan’s public realm policy approach. They will contribute significantly to the quality of life of local residents, employees, and business patrons, and are fundamental to the overall strategy of creating a pedestrian-oriented community district that has high levels of comfort, convenience, and safety. Walkability — useful and convenient places and services to walk to, a pleasant and attractive route to walk to them, and development configured to encourage walking — is a basic principle of the Specific Plan. Goals, standards, and design guidelines for land use, street design, open space, and buildings address a range of pedestrian-friendly features, providing for a mix of land uses, block sizes, and street-oriented buildings and ground floor spaces.

Existing streets on the campus are laid out in an orthogonal grid, often capturing distant views or terminating with views to buildings. While some of the streets, including around the Central Green and Holt Road in particular, have evenly-spaced trees, and Arnold Drive has many mature trees along its length, many other internal streets lack trees. Sidewalks are often on one side of the road only, and sometimes incomplete. Streetlight fixtures with historic posts (tapered, ribbed metal) topped with luminaires that are historic or replacement non-historic are located sporadically throughout the area. Signposts are metal, but there are several concrete signposts with stamped names of streets.

Figure 5.1-1: Public Realm

A map of Suttonfield Lake, showing the shoreline and surrounding land. The lake is labeled "Suttonfield Lake" in the center. The shoreline is irregular, with several points of land extending into the water. The surrounding land is colored in a light greenish-yellow, and the water is light blue. The map is oriented with North at the top.



The Specific Plan seeks to foster streetscapes reflective of SDC's changed use and the new residents, workers, and visitors who will be occupying the site. Streetscape improvements may include more sidewalks and street crossings, more street parking, and amenities to provide greater pedestrian comfort including increased tree canopy coverage and improved, cohesive and multilingual signage. Streetscape designs will also reflect the relatively low volume of traffic expected along internal streets, enabling shared use of streets by cars, shuttles, and bicyclists, and accommodating additional on-street parking where situations permit, without compromising the character of the environment through overly-wide or over-engineered streets.

Key design improvements for streets within the SDC are described in the policies below. The Streetscape Design Diagram, **Figure 5.1-2**, maps these improvements within the SDC Specific Plan Area, consistent with Mobility, Public Realm, Open Space, and other Plan policy elements. The Street Cross Section Illustrations in **Figures 5.1-3** through **5.1-8** depict before and after character, features, and dimensions for streets and the streetscape improvements recommended.

All streets within the SDC are planned to have continuous and upgraded sidewalks, consistent pedestrian-oriented lighting, curbside planting/parkway strips that allow for stormwater capture and biofiltration, and canopy shade trees for cooling, habitat, and buffering of pedestrian spaces from adjacent roadways. These features will provide environmental and quality of life

benefits and add value to adjacent residential and commercial developments and the community overall.

It is anticipated that streetscape implementation will occur in parallel with building development to ensure coordinated development. The overall streetscape strategy envisions that the two principal east-west and north-south axes — Grove/Harney and Sonoma — will be lined with sycamore trees, while Holt, Wilson, and other neighborhood streets will have other kinds of primarily deciduous canopy trees providing shading.



Figure 5.1-2 Streetscape Improvements

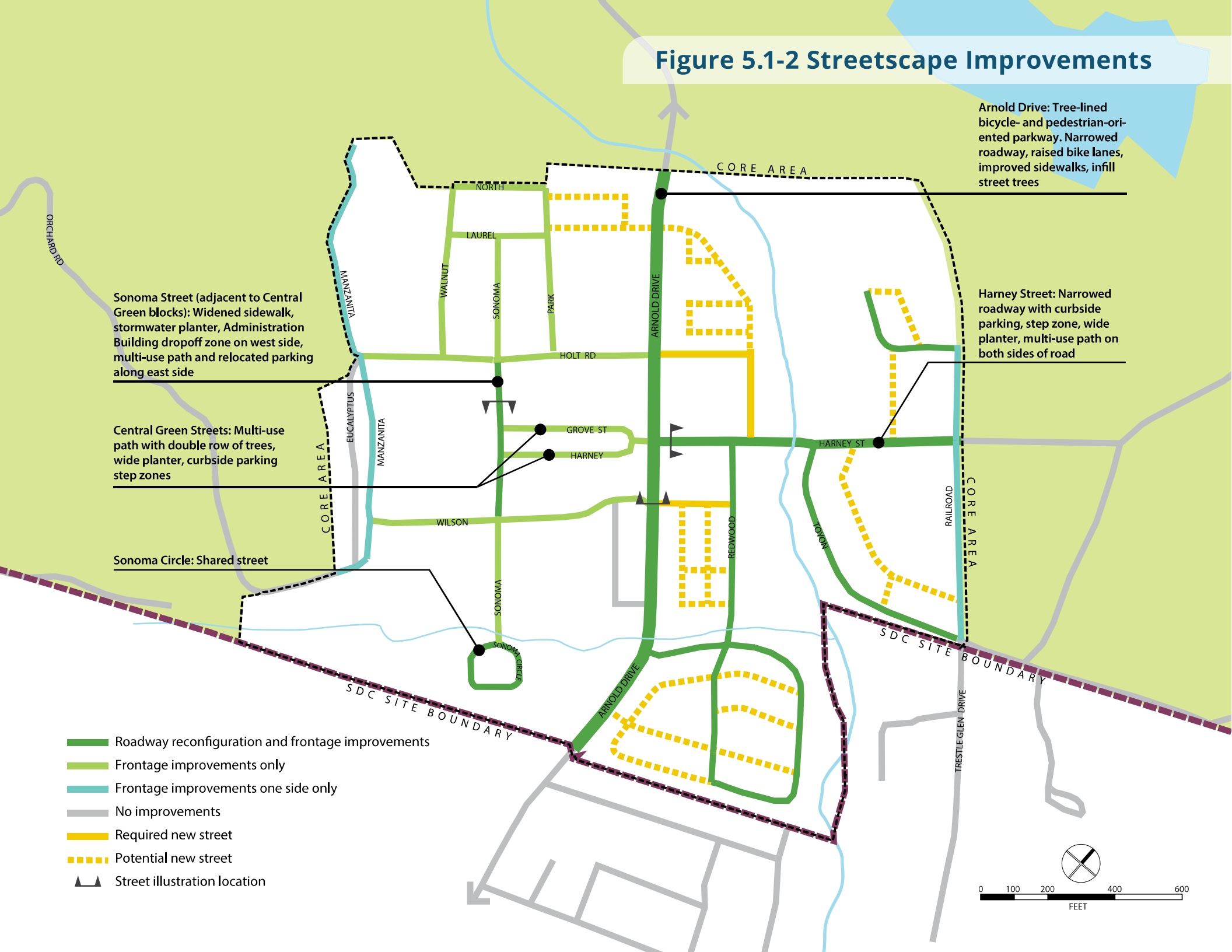




Figure 5.1-3: Arnold Drive - Existing Conditions looking North of Harney



Figure 5.1-4: Arnold Drive - Streetscape Concept with Raised Bike Lane looking North of Harney

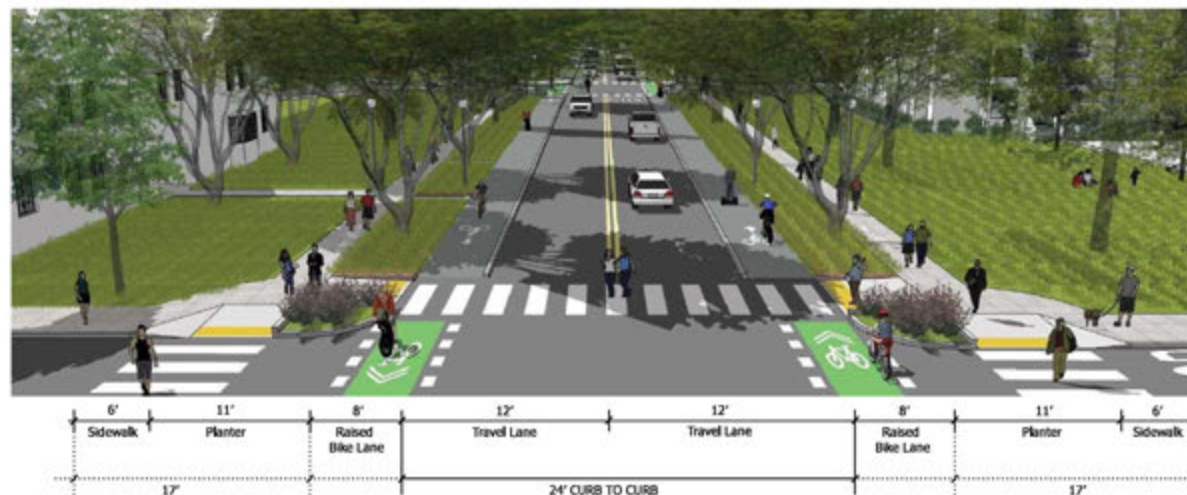




Figure 5.1-5: Harney - Existing Condition looking East towards the Creek

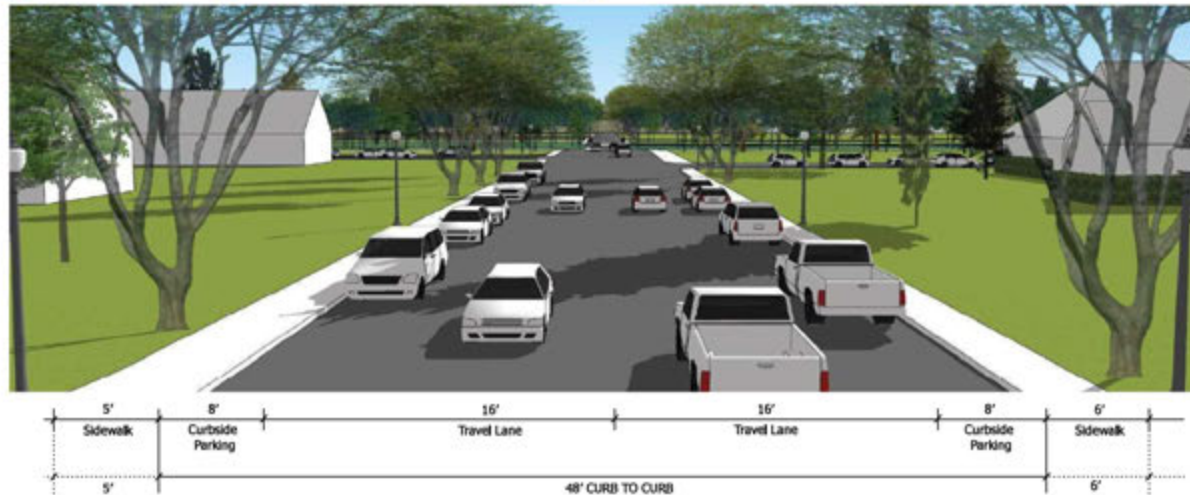


Figure 5.1-6: Harney - Streetscape Concept with Wider Sidewalks looking East towards the Creek

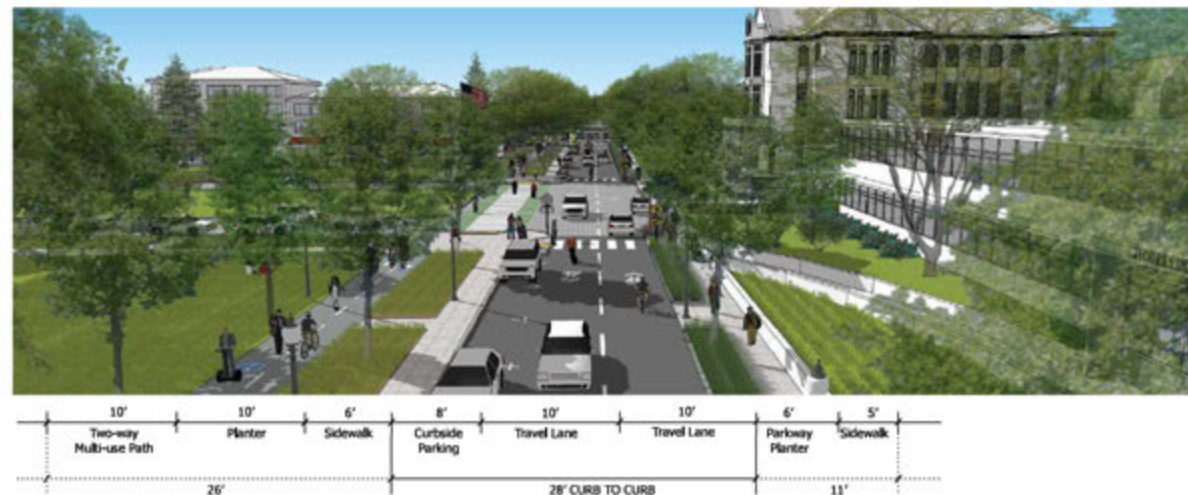




Figure 5.1-7: Sonoma - Existing Condition looking South



Figure 5.1-8: Sonoma - Streetscape Concept with Wider Sidewalks looking South



PARKS AND PUBLIC SPACES

The SDC is projected to have a population of around 2,500 residents, workers and visitors. The Specific Plan seeks to provide a balance of active and passive and larger and smaller parks and open spaces, as shown in **Figure 2.2-1**. The Core Campus is projected to have approximately 30-50 acres of buffer open space (including riparian, wildlife corridor, and Arnold Drive buffers), 10-15 acres of active recreational space, including the existing ballfield, 5-10 acres of managed landscape fire break and agrihood, and 50-60 acres of other landscaped areas, which may include habitat gardens, bioswales, and other native plantings designed to reduce potable water use and minimize fire risk on the site. The ballfield and additional larger recreation

fields in the surrounding open space can help meet the active recreation needs of the community. The Specific Plan outlines several new smaller parks in close proximity to housing, and using recreational paths, including along riparian corridors, as linkages. Key elements proposed include retaining the ballfield, building up the public realm around the Central Green, creating a distinctive neighborhood open space surrounded by Sonoma House and historic buildings, which can also serve as a venue for smaller community events and weddings, and open spaces integrated with flooding solutions along creeks. Open spaces will be knit together by a system of public pathways and trails, integrated with trails to the vast open spaces surrounding the campus.

View of a paseo in the Agrihood.



5.2 Neighborhood and District Design

Within the overall structure of the Core Campus, there will be distinct districts and neighborhoods. **Figure 4.1-1** shows the overall structure, which includes the following districts/neighborhoods:

- Historic Core
- Core North Residential
- Maker Place
- Core South Residential
- Fire House Commons
- Walnut Court
- Creek West
- Eldridge North
- Agrihood
- Utilities

Each of these districts will have its own character and will inter-mix uses and products where possible to avoid homogeneity and improve neighborhood diversity and vibrancy. The districts are organized around defining features to create identity for each neighborhood, within the ethos of the larger campus and its legacy. Goals and policies specific to each district are listed in Section 5.4: Goals and Policies below.



5.3 Building Form and Design

The Specific Plan envisions that at an overall campuswide scale, the overall building volume will be largely similar to the one in place at the time of Specific Plan adoption (in 2022). However, at a neighborhood scale there will be substantial variations compared to what exists today, resulting from the generally more fine-grained nature of residential development compared to present-day (2022) institutional buildings, and replacement of many single-story buildings—especially on the eastside—with multi-story ones, also likely resulting in overall less amount of building footprint than exists in 2022.

The Specific Plan outlines policies and standards for building placement, and design and massing to support the Plan’s overall goals of promoting a cohesive sense of place, and promoting building design that engages with the public realm and supports pedestrian engagement and comfort, while providing flexibility and design freedom to project developers and architects to outline creative solutions to contemporary needs.

The overall framework of building form, massing, and design includes:

- **Overall Maximum Building Heights: Figure 5.3-1: Maximum Building Heights** outlines maximum building heights throughout the campus. It should be noted that these are neighborhood and district-wide height limits; certain building types—especially single-family homes—may have much lower heights than allowed at the district-wide scale. Additionally,
- projections into the maximum heights (such as for pitched roofs, mechanical equipment etc.) are allowed within certain limitations, as outlined in the development standards that follow.
- The maximum building heights map seeks to maintain the prominence of the Main Building as a distinctive landmark, with maximum building heights flanking the Central Green capped at the height of the Chamberlain building. Consistent building heights are maintained along the length of Sonoma Avenue. Building heights are somewhat taller in the Historic Core and Employment Center districts, reflecting the need for taller floor-to-floor heights of the existing buildings and the anticipated office and research and development buildings.
- **Building Setback/Match Lines. Figure 5.3-2** outlines building frontage match lines—lines to which building facades must be built—along the two principal north-south axes (Sonoma Avenue) and east-west (Grove/Harney) axes. These match lines represent both the maximum protrusion points along these streets, as well lines that should be reinforced through building design by ensuring that portions of building frontage are located along these lines to reinforce a strong visual “street wall”.
- **Development and Design Standards for Building Use Types.** The Specific Plan does not mandate that buildings be in a specific architectural style, whether contemporary or historical. However, additions to historical buildings should follow the Secretary of State’s Guidelines, as outlined in Section 4.3: Historic Resources.

Figure 5.3-1: Maximum Heights

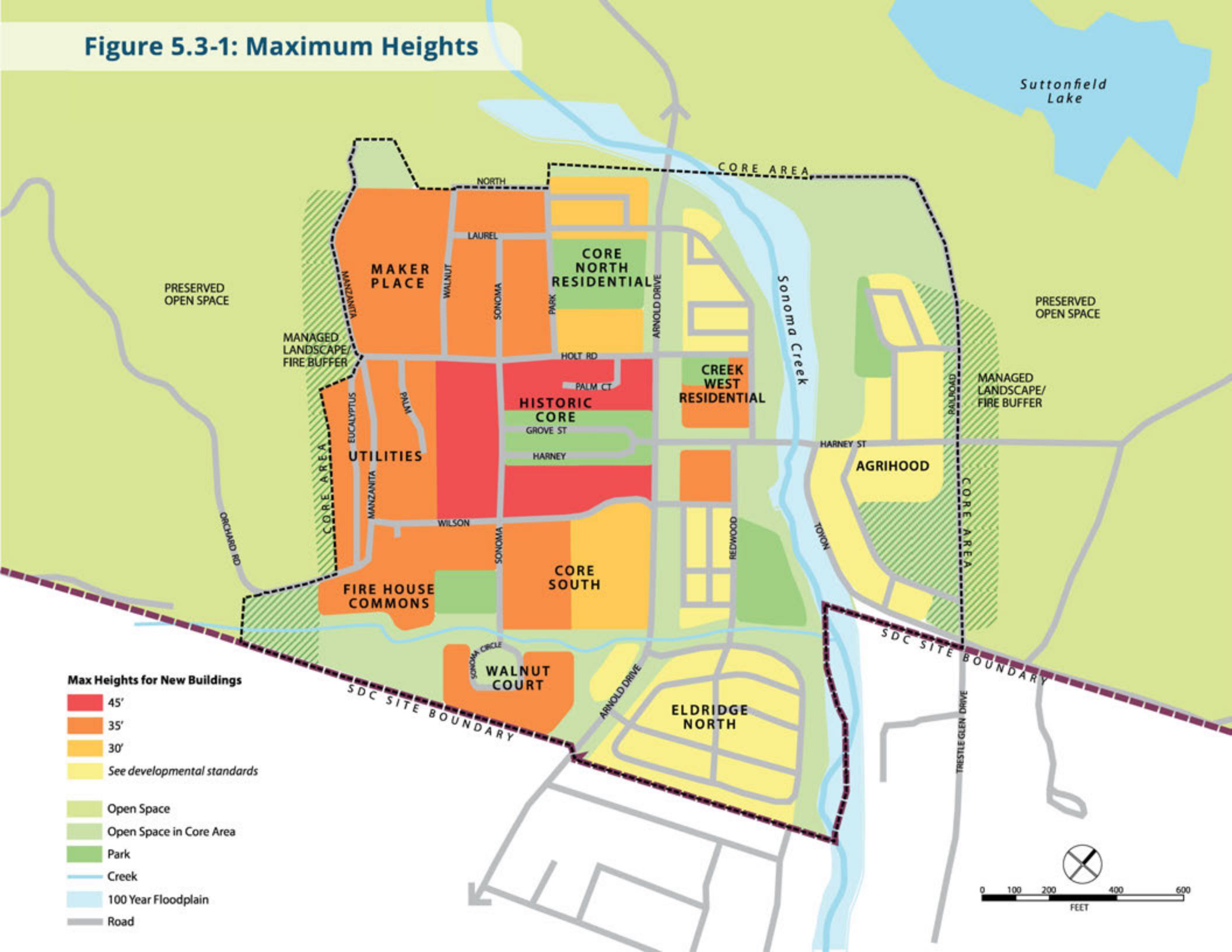
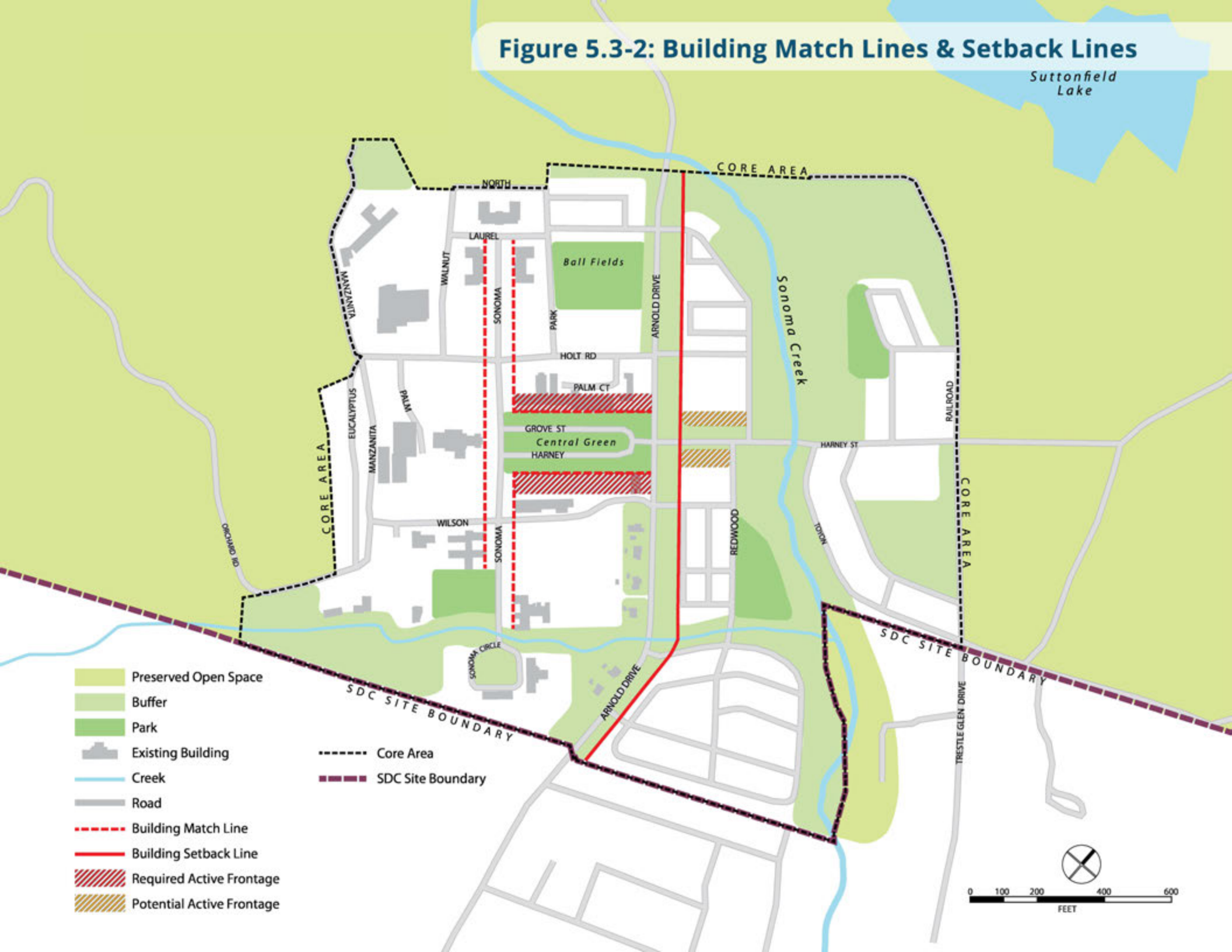


Figure 5.3-2: Building Match Lines & Setback Lines



5.4 Goals and Policies

PUBLIC REALM

GOALS

- 5-A **Sense of Place:** Maintain and enhance SDC's unique sense of place by blending existing and new buildings and landscape elements into a cohesive visual whole, while emphasizing identity and uniqueness of individual districts and corridors.
- 5-B **Welcoming Public Spaces:** Enhance the public realm with vibrant pedestrian-oriented streetscapes and community-oriented public spaces that are welcoming and accessible to people of all ages and abilities.
- 5-C **Pedestrian-Oriented Development:** Design development to enhance access and walkability, and pedestrian comfort, safety, and delight.
- 5-D **Public Realm Network:** Create a public realm of interconnected streets, ways, and other public spaces that promotes walking and is a signature element of the SDC in its own right.

POLICIES

Streetscape Design

- 5-1 Provide consistent canopy shade tree plantings at approximately 36 feet on center along all street frontages to establish tree-lined avenues as a key SDC identity element that complements the surrounding hills and open space landscape.
- 5-2 Provide new or complete existing sidewalks along all street frontages.
- 5-3 Provide curbside planting strips wherever feasible to buffer pedestrians from adjacent roadways, accommodate street trees, and allow stormwater capture and biofiltration.
- 5-4 Reconfigure street widths as needed to accommodate streetscape and mobility upgrades and improvements.
- 5-5 Restore and re-use existing, pedestrian-oriented traditional post-top "acorn" light fixtures as feasible, and install matching fixtures at a consistent spacing of approximately 100 feet on center along all street frontages.
- 5-6 Reconfigure corner curb radii to 15 feet maximum and add 6 foot wide corner curb extensions where curbside parking is present to slow traffic movements and shorten pedestrian crossing distances.

- 5-7 Ensure connectivity and pedestrian permeability across all districts by creating multi-modal slow-speed streets, pedestrian walkways, and a fully connected sidewalk network.
- 5-8 Require a mix of high-quality, long-lasting materials such as pavers, brick, stone, or concrete for new paving and landscape improvements.
- 5-9 Create regular seating and resting places throughout the site to enable and encourage longer walks for residents, employees, and visitors.
- 5-10 Consider including multiple languages including Spanish, English, and Native Languages as well as braille and large high-visibility text on site signage.
- 5-11 Sidewalks must have a six foot minimum width; see Street Cross Sections Illustrations and Policy X, below, for requirements for specific streets.
- 5-12 Deciduous shade trees must be planted along all street frontages that do not already have comparable shade cover. Maximum average spacing 36 feet on center; minimum 36-inch box/3-inch caliper size.
- 5-13 Pedestrian-oriented lights must be placed along all street frontages within the Core Campus. Maximum average spacing 100 feet on center in staggered arrangement. Fixture model shall be per existing post-top “acorn” fixtures, with additional coverage to meet dark sky standards.
- 5-14 Curbside and parking zone planters must be provided along street frontages to buffer pedestrians from the adjacent roadway, accommodate street trees and landscape materials, and collect and filter roadway runoff as feasible. Planters intended to collect runoff must have a four foot minimum inside width.
- 5-15 Streets must substantially conform to the subsections below and the Roadway Cross Sections and Illustrations, **Figures 5.1-3** through **5.1-8**. All existing roadway dimensions are approximate.
 - a. **Arnold Drive** – Reduce existing 46 foot two-lane curb-to-curb dimension to 28 feet, with 14 foot travel lanes, 8 foot raised bike lanes, 9 foot parkway planter to preserve existing trees, 6 foot new/repaved frontage sidewalk; infill street trees as needed to maintain 50 foot on center spacing.
 - b. **Harney Street East** – Reduce existing 48 foot two-lane curb-to-curb dimension to 22 feet with 11 foot travel lanes, 8 foot curbside parking zone, 4 foot curbside step zone, 14 foot parkway planter to preserve existing trees, 6 foot new sidewalk.
 - c. **Harney Street West and Grove Street (Central Green Streets)** – Replace existing 6 foot sidewalk with 4 foot curbside parking step zone, 12 foot parkway planter to preserve existing trees, new 8 foot sidewalk; infill street trees along both sides of new sidewalk to create double row/alley.



- d. **Sonoma Street** – Reduce existing 34 foot two-lane curb-to-curb dimension to 32 feet and relocate curbside parking from west to east side between Holt and Wilson Streets to accommodate 6 foot curbside parkway planter and drop-off area along Administration Building frontage; replace existing 5 foot sidewalk with 8 foot sidewalk.
- e. **Sonoma Street Main Building** - Retain existing 34 foot curb-to-curb dimension north and south of the Main Building frontage, replace existing 6 foot curbside sidewalk with 6 foot parkway planter.
- f. **Holt Street** – Retain existing 32 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on north side (no parking side) with 12 foot parkway planter to preserve existing trees and new 6 foot sidewalk; replace existing 6 foot curbside sidewalk on south side (parking side) with 4 foot curbside step zone, 8 foot parkway planter to preserve existing trees, and 6 foot new sidewalk.
- g. **Wilson Street: Special Condition** - Wilson Street will be reconfigured to re-orient on-street parking while preserving the existing drainage swale and historic residence at Arnold Drive. Improvements must be consistent with all 5.1 policies above as feasible.
- h. **Railroad Avenue** – Retain existing 24 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on west side with 6 foot parkway planter and new 6 foot sidewalk;

- i. **New Core Campus Road Extensions** – Curb-to-curb dimension must be 22 feet, with 6 foot curbside planter and 6 foot sidewalk.
- j. **Neighborhood Roads** – Curb-to-curb dimension must be 20 feet, with 5 foot curbside planter and 5 foot sidewalk.

Parks and Public Spaces

- 5-16 Develop a cohesive and integrated system of parks and open spaces, to fulfill the active and passive recreational needs of the community, building on the overall framework outlined in **Figure 5.1-1**.
- 5-17 Ensure a balanced mix of spaces and equipment at overall project scale for different activities and ages, such as playgrounds, exercise equipment, bocce or horseshoe courts, multi-purpose sports fields, and gathering areas of different scales.
- 5-18 Include well-designed accessible amenities such as restrooms, drinking fountains for people and dogs, benches, community bulletin boards, and picnic tables.
- 5-19 Design public spaces with handrails, ramps, and other accessibility measures that meet and exceed ADA requirements. Use State and/or federal accessibility standards for outdoor undeveloped spaces in open space.
- 5-20 **Central Green and Surrounding Roadways** – The Central Green will be preserved as an open, grassy expanse that has flexibility to be used for special events

as well as day-to-day relaxation, picnics, and informal recreation. Additional perimeter shade trees and lighting is recommended, with infill trees as needed to maintain a consistent spacing of approximately 50 feet on center. Surrounding roadways should be improved with a textured surface that slows traffic and creates an attractive setting for special events that involve temporary street closures for food and other vendors and activities.

- 5-21 **Central Green Facing Properties** – New development and renovation of adjacent buildings and sites should provide small plaza spaces, landscaping, lighting, seating, and other amenities within the generous front setback areas to complement the Central Green and surrounding roadways. These areas should help to activate the overall Central Green area and function as attractive, semi-public open spaces in their own right. For buildings that face another street in addition to the Central Green should treat the Central Green as a primary façade, while also presenting active and attractive frontages to the secondary façade.
- 5-22 New development in the Planning Area shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as applicable in order to ensure compliance with federal and State requirements for water efficiency.

Buildings

- 5-23 Buildings should be designed to frame the public realm, including parks and plazas, and streets.
- 5-24 Buildings should engage the public realm, with building entrances, public spaces of buildings such as lobbies, and windows facing the public realm, with any parking or loading areas in the back. Where buildings face multiple streets, both the primary and secondary facades should provide engagement with the public realm through windows, secondary entrances, and improvements to the public realm.



NEIGHBORHOOD AND DISTRICT DESIGN

Historic Core Goal

- 5-A **Historic Core:** Maintain and enhance the Core’s historic character through cohesive scale and visual symmetry, reflecting the importance of the Central Green and the Main Building. Infuse the Central Green with energy and activation as the focus of the campus and a gathering place for the broader Sonoma Valley, with a vibrant mix of use and activities, and buildings adjacent to the Central Green that enhance the overall community character of the place.

Historic Core Policies

- 5-25 Maintain and enhance views and view corridors along the Central Green and Sonoma Avenue.
- 5-26 Create an “active frontage” of retail stores, cafés, and restaurants along the southern flank of the Central Green, with outdoor dining spilling on to the space between buildings and Harney Road.
- 5-27 Maintain views of the Main Building and the Baseball Fields from Arnold Drive.

Core North Residential Goal

- 5-B **Core North Residential:** The Core North Residential district is envisioned as a neighborhood centered on the historic Baseball Fields that provides a transition and

connection between the Historic Core and the expanded wildlife corridor to the north.

Core North Residential Policies

- 5-28 Design pedestrian paths between Core North Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-29 Orient balconies, stoops, decks, and porches to look out over the Baseball Fields.
- 5-30 Orient buildings away from the wildlife corridor at the north, with only private or semi-private backyards and quiet green spaces facing northwards, and maintain landscaped buffers along the northern border to provide safety and cover to wildlife.
- 5-31 Transition building heights and intensities from highest along Holt Road to lowest along the northern boundary.

Maker Place Goal

- 5-C **Maker Place:** Maker Place is envisioned as a thriving district of employment uses including offices, research and development spaces, institutional uses with a research focus, and live-work artist studios anchored by a mix of historic buildings and new higher intensity working spaces, that maintains historic views and easy pedestrian access to the amenities of the Historic Core.

Maker Place Policies

- 5-32 Orient building activity and entrances away from the wildlife corridor at the north of the district, and ensure that thick vegetation and compliance with dark-sky requirements buffer wildlife from exposure to human activities.
- 5-33 Locate any commercial or support uses (e.g. cafeterias, cafes, childcare services) at the ground floor level and require that they be open and accessible to the general public in order to promote a sense of community between residents, businesses, and visitors, and to prevent exclusive access to commercial uses by employees.
- 5-34 Design building orientations and layouts to maximize visual connections with the Main Building and the Central Green.

Core South Goal

- 5-D **Core South Residential:** Core South Residential is envisioned as a residential neighborhood that transitions from the higher intensity scale of the Historic Core to a scale that complements Mill Creek and the historic homes along Arnold Drive, with direct walking connections to the Central Green.

Core South Policies

- 5-35 Design pedestrian paths between Core South Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-36 Transition building heights and intensities from highest at the intersection of Sonoma Avenue and Wilson to lowest along the south and east edges along Mill Creek and the historic homes along Arnold Drive.
- 5-37 Replace historic homes along Arnold Drive as needed with buildings of similar size, height, style, and material palette as the existing structures.

Fire House Commons Goal

- 5-E **Fire House Commons:** Fire House Commons is envisioned as a mixed-use district anchored by the historic Fire House with medium- to higher-density development, connected to the vibrant Historic Core, the western open space, and Mill Creek.

Fire House Commons Policies

- 5-38 Design new buildings and open spaces in Firehouse Commons to accentuate and complement the adaptively reused historic buildings, including the Firehouse, Sonoma House, and McDougall, using a range of styles and materials for facades, roofs, and hardscape.

- 5-39 Maintain the thick buffer of existing vegetation between Fire House Commons and Mill Creek in order to buffer lights and human activities to protect wildlife in the Mill Creek riparian corridor.

Walnut Court Goal

- 5-F **Walnut Court:** Walnut Court is envisioned as a site for a small Institutional campus in an idyllic setting on the SDC site, adjacent to Mill Creek and surrounding the existing grove of redwood trees, and providing a space for offices, short term residential occupancy and other uses associated with and Institutional campus.

Walnut Court Policies

- 5-40 Maintain the existing grove of redwood trees within Sonoma Circle.
- 5-41 Maintain at least a 50 foot setback from the top of bank of Mill Creek for any new construction.
- 5-42 Complement the historic style of Walnut and Hatch in all new buildings through matched materials, architectural detailing, and color palettes in order to create a cohesive, campus-like feeling in the district.

Creek West Residential Goal

- 5-G **Creek West:** Creek West is envisioned as a neighborhood between Arnold Drive and Sonoma Creek with a diversity of housing types and heights, active street frontages that respect the existing landscape setbacks

and mature tree canopies, and that maintains visual and physical access to the creek while minimizing impacts from development.

Creek West Residential Policies

- 5-43 Use thickly-planted deciduous and evergreen trees and shrubs, in tandem with dark-sky compliant lighting, to buffer the Sonoma Creek habitat corridor from lights and human activity, particularly along Redwood, interspersed with small clearings for visual access to the creeks.
- 5-44 Vary housing types, materials, and heights within Creek West to avoid monolithic-looking housing development.

Eldridge North Goal

- 5-H **Eldridge North:** Eldridge North is envisioned as a lower-intensity neighborhood that facilitates a visual transition between the town of Eldridge to the south and the main area of the SDC site, helping to blend the character of the two places and matching the existing scale of development.

Eldridge North Policies

- 5-45 Maintain at least a 30 foot setback from the edge of the planning area to new buildings in order to reduce impacts on existing homes directly south of the campus. The setback should be planted with a mix of retained existing mature trees, including the line of redwood trees along the property line, and new canopy trees with expected mature heights of 30 feet and above.

- 5-46 Use large canopy trees, including California sycamore and oak, intermixed with redwood trees throughout the Eldridge North neighborhood, especially clustering redwood trees near Sonoma Creek.

Agrihood Goal

- 5-I **Agrihood:** The Agrihood District is envisioned as a new neighborhood that is a nod to historic agricultural lands, with physical and visual connections to the historic agricultural areas, low-impact development at a lower intensity, and a smooth visual transition between higher intensities to the west and the agricultural open space at the east.

Agrihood Policies

- 5-47 Lay out new streets and buildings in such a way as to maximize views of the preserved open space at the east side of the Core Campus.
- 5-48 Use low-water, low-maintenance agricultural landscape plantings in the streetscapes and public spaces of the Agrihood, such as artichokes; native strawberry and grape varieties; pineapple guava; and fruiting fig, persimmon, olive, and citrus trees, and explore partnering with local gardening groups or future agricultural operators on-site for maintenance and harvesting.
- 5-49 Design Agrihood buildings using a more rustic materials palette than other areas at the site, such as by incor-

porating a higher percentage of reclaimed materials in facades, using unfinished or natural accent materials such as Corten steel or corrugated metal, or opting for straw-bale construction, which can also aid in the fire-resistance of structures.

- 5-50 Within the Agrihood, an even greater emphasis should be placed on fire resistant landscaping and construction. All construction materials should be fire-proof and landscaping should be fire-resistant with special attention paid to buffer zones and defensible space. See Chapter 2 for additional policies and information on fire-resilient construction and landscaping.

Utilities Goal

- 5-J **Utilities:** The Utilities District is envisioned as the location of utilities and other “back-of-house” functions in a lower-intensity mix of existing and new buildings, that maintains views and access between the Historic Core and the open space to the west.

Utilities Policies

- 5-51 Design utilities buildings to shield adjacent districts from visual clutter, noise, and odors by using screening, enclosed buildings, and landscaped buffers.

Arnold Drive Overlay Goal

- 5-K **Arnold Drive Overlay:** Along Arnold Drive, development should maintain the feel and scale of the buildings and landscape along Arnold Drive, including with a variety of building types and scales, a continuous landscape setback, activity, and views into the SDC site.

Arnold Drive Overlay Policies

- 5-52 Vary building heights and types along Arnold Drive to avoid a monolithic appearance and to foster an interesting streetscape, and the existing setbacks along Arnold Drive should be maintained.
- 5-53 Design new buildings along Arnold Drive with active frontages, such as front doors, porches, front gardens, and stoops, oriented towards Arnold Drive in order to engage and activate the street.

Sonoma Avenue Overlay Goal

- 5-L Sonoma Avenue Overlay: Along Sonoma Avenue, development should maintain the visual integrity of the north-south axis along Sonoma Avenue, terminating at historic buildings and being lined with large leafy trees.

Sonoma Avenue Overlay Policies

- 5-54 Design new buildings along Sonoma Avenue with active frontages, such as with building entrances, stoops, windows, and terraces.

- 5-55 Retain and adaptively reuse historic buildings at the north and south terminus of Sonoma Avenue – Wagner, Dunbar, Wright, Hatch and Walnut.



BUILDING FORM AND DESIGN

GOALS

- 5-M **Site Structure:** Maintain and enhance the overall structure of the SDC site, with activity and intensity focused on the Central Green, streetscapes framed by continuous mature trees, and vistas that terminate at historic buildings and that extend to the Mayacamas and Sonoma Mountain ranges.
- 5-N **Development Scale:** Ensure that new development is in keeping with the overall scale and development height variation at the current SDC campus, while providing flexibility in how buildings of various heights are dispersed at the campus and meeting the design goals and policies of individual districts.
- 5-O **Built Environment:** Support a cohesive community feel and character, while allowing a visually rich palette of diverse architectural styles, materials, and planting.

POLICIES

- 5-56 Ensure that building heights are consistent with **Figure 5.3-1**.

Note that these heights are measured from average site ground level, and projections beyond maximum height are allowed as per development regulations that follow. Building heights are additionally regulated by use in the development standards that follow; the lower of the two limitations (district height and height for land uses) applies.

- 5-57 Require buildings to define street edges as outlined in **Figure 5.3-2**, lining up streets with main entrances, and designing buildings to be easily accessed by pedestrians, with parking tucked behind buildings.
- 5-58 For buildings fronting Sonoma Avenue, Grove Street, and Harney Drive, require buildings to create a uniformly set back street edge by requiring the majority of building frontage to be located at the building setback match line as shown in **Figure 5.3-2**.
- 5-59 Require a mix of high-quality, long-lasting materials for all new buildings, and use reclaimed and salvaged materials from demolished SDC buildings wherever feasible.
- 5-60 Ensure that development meets Title 24 and CALGreen Tier 2 requirements and incorporates green building measures such as sustainably designed sites, greywater systems or stub-outs, rooftop rainwater catchment systems, passive heating and cooling, sustainable materials, indoor environmental air quality, and use of innovative sustainability techniques.



5.1 Development Standards

The SDC Specific Plan is implemented through policies in the Plan, amendments to the Sonoma County Zoning Ordinance, and development standards listed in the Plan. The following tables and supplemental text outline the specific development standards for each land use within the Planning Area. A map of the assigned land uses within the Planning Area is shown in Chapter 4, **Figure 4-2**. Additional development standards are

provided for certain product types within the Planning Area. The development standards serve as the zoning for the area and supersede development standards in the Sonoma County Zoning Ordinance. All standards specified in this document apply to new infill development at the site, adaptively reused buildings are exempt except where noted otherwise. Where specific standards are not listed within the Specific Plan, the applicable sections of the Sonoma County Zoning Ordinance will regulate development.

Table 5. 5-1: Building Development Standards: Land Use

	Low/Medium Density Residential	Medium Density Residential	Flex	Employment	Institutional	Utilities
Density/Intensity						
Residential Density (Housing Units per Gross Acre)	8-20	12-40	12-40	n/a		
Maximum Non-Residential FAR (by development)	n/a		0.75	0.75	0.75	None specified
Maximum Non-Residential FAR (by lot)	n/a		1.5	1.5	1.5	1
Building Form and Location						
Maximum Building Height (ft)	See Figure 5.3-1					
Parking Requirements						
Automobile Parking	1 dedicated off-street space per single family unit			n/a		
EV Charging	1 space per x multifamily units		1 charging space per x sf non-residential, 1 space per x multi-family units.	1 charging space per 2,000 sf	1 charging space per 2,000 sf	n/a
Bicycle Parking	"Single Family Attached and Detached: None require per two residential units, unless separate secured for each unit. The bicycle spaces shall be secured, conveniently for residents and visitors. "		Multifamily: One space garage space is provided covered, and located	One space per 2,000 square feet		

LOT / BLOCK/ STREET DESIGN STANDARDS

Development parcels shall be designed to mix a variety of product types within a given block and neighborhood. This requires varying lot sizes and orchestrating frontages and products to frame views, create strong relationship with the public realm and introduce interesting housing options. Where blocks and neighborhoods incorporate, or need to work with existing structures, street patterns and organization can be modified to highlight the uniqueness of the building, without compromising overall connectivity and legibility of the block system.

Street Network Design

Streets shall be considered an important part of the mobility and open space framework of the overall community. The overall street network shall be organized to create an interconnected, fine grained fabric of blocks, provide clarity and legibility to movement (pedestrian and vehicular) within the community, and result in developable parcels that provide efficient and cost effective parcels to meet affordability goals.

Block Design

No block shall exceed 250' in length without a corresponding cross street. Where site or product conditions warrant, a mid block pedestrian mews can be provided in lieu of a street, to reduce perceived block size and maintain connectivity without adding street costs.

Blocks shall be designed to incorporate a minimum of two distinctly different product types (not plans or elevations). With an attention to efficiency blocks may utilize end caps for one product and main street frontage for another.

Street Design

Street widths shall be kept to a minimum – 20 foot width for travel lanes, and provide on street parking of eight feet on each side to the greatest extent practicable.

To improve walkability and respond to the classic campus nature of the SDC site, all neighborhood streets shall provide tree lawn of at least five feet in width between curb and sidewalk to improve the public realm and provide important stormwater management benefits. In limited locations where the design or condition warrants, tree wells in parking lanes can be provided to create variety and reduce the overall cross section of ROW.

Alleys can be an important solution for increasing granularity of the neighborhoods, avoiding front loaded garages and creating additional connectivity. Alleys may be a minimum of 12 feet in width, as long a minimum corridor width - garage face to garage face is no less than 24 feet.

Table 5.5-2: Building Development Standards: Residential

	Single Family Detached	Single Family Attached	Multifamily	Additional Standards
Density, Lot, and Block Size				
Maximum Lot Size (sq ft)	5000	4000	n/a	
Potential Active Use Frontage	see Figure 5.3-1			
Building Form and Location				
Minimum (or maximum if specified) Setback (ft)	-			-
Front (ft)	5 min; 15 max			Setbacks and building match lines shown in Figure 5.3-1 take precedence where applicable.
Street Side (ft)	10			
Interior Side (ft)	5	n/a	15	
Rear	15 min	10	-	
Detached Garage	5 ft from front or rear property line or adjacent with building facade, whichever is greater	-	-	
Attached Garage, from Rear Property Line (ft)	5	-	-	
Maximum Lot Coverage	60%	180%		
Articulation	-	-	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing.	Figure 5.5-1
Upper Floor Transparency	-	-	Each floor to floor above ground level must have 40% transparency between 3 feet and 6 feet.	

Table 5.5-2: Building Development Standards: Residential

	Single Family Detached	Single Family Attached	Multifamily	Additional Standards
Building Entries				
Entry Projection or Recess	-	-	The primary residential building entry must incorporate a projection or recess of at least 5 feet, with a min area of 50 sqft.	
Primary Entrances	Primary entrances must face the street.	Primary entrances must face the street.	Primary entrances must face the street.	
Porches, Stoops an Verandas*	Porch, stoop, veranda, or similar entry feature required for all residential entrances.	Porch, stoop, veranda, or similar entry feature required for all residential entrances.	Porch, stoop, veranda, or similar entry feature required for all ground-floor level residential units.	
Front Doors	Must Incorporate windows in or adjacent to door.			
Projections				
Porch or Stoop Minimum Height Above Sidewalk (ft)	3			Where groundfloor non-residential uses are provided, standards in Table 5.5-3 take precedence.
Stoop Minimum Length and Width (ft)"	6			
Open Space and Outdoor Access				
Balconies and Bay Windows	-	-	At least one balcony or bay window per unit.	
Minimum Usable Open Space (sq ft per unit)"	200		50: can include a mix of private open spaces like balconies and terraces, and semi-private shared spaces like rooftops and courtyards for a total of at least 50 sqaure feet per unit.	
<div>* Porch: a covered but otherwise open platform that provides a transition between the interior of a building and the public space of the street. Veranda: a roofed platform along the outside of a house, level with the ground floor. Stoop: a staircase ending in a platform and leading to the entrance of a building." ** A balcony is - ; a terrace is - ** Bay window:</div>				

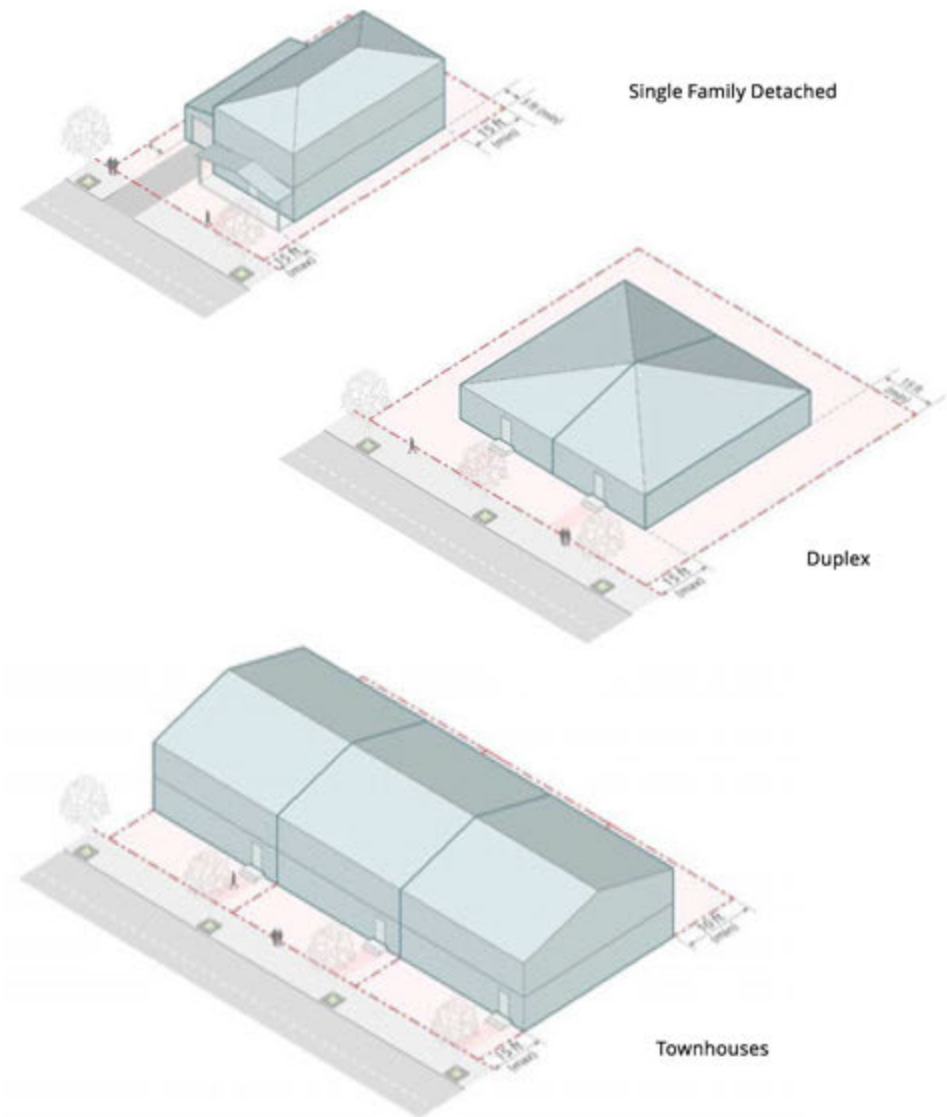
LOW/MEDIUM DENSITY RESIDENTIAL

- Low/Medium Density Residential category accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared along one property line) or as attached units (walls shared with two+ adjacent properties), with density ranging from six to 14 units per gross acre. Housing types at the lower density range may include small lot single-family detached or semi-detached units. Housing types at the higher density range may include single-family attached units or small multiplex (multifamily) buildings (triplexes to eight-plexes). Closer to the Central Green, multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designation for Low/Medium Density Residential.
- Development Standards. Table 5.5-1 prescribes the development standards for the Low/Medium Density Residential Land Use. Additional regulations are denoted below.

LOW/MEDIUM DENSITY RESIDENTIAL: HOUSING TYPOLOGIES

Low/Medium Density Residential housing typologies includes single family detached, duplexes and townhouses, among others.

Figure 5.5-1 Low/Medium Density Residential: Housing Typologies



BUILDING STANDARDS

Building Design

- DS-1 **Street Frontage.** Housing units should be designed so that public streets are lined with building entrance, porches, stoops, door yards, and living/dining spaces (rather than storage rooms or garages). Units should be designed so first floor is elevated from the public realm at least 18 inches so as to offer privacy along streets without requiring drapes/blinds.
- DS-2 **Garage Location and Design.** Garages should be on alleyways to the greatest extent possible. Where garages are located on the front half of a lot, these shall be designed with the same level of architectural detail as the main building and recessed from the front building plane. Architectural features to minimize the prominence of the garage - such as overhangs or trellises - shall be incorporated into the overall front elevation design. Front loaded detached garages are not permitted for single-family attached or multifamily developments.
- DS-3 **Corner Lots.** Buildings on corner lots shall have enhanced architecture (windows, bay windows, doors, wraparound porches, projections, changes in roofline) on both street frontages. Siding and materiality of both elevations shall be consistent and avoid 'applied' appearance as the corner is turned.

DS-4 Windows and Doors

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.
- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least eight inches with at least 18 inch window length along opening.

Building Entrances

- DS-5 **Location.** Primary building entries shall be located on the front façade and directly face the street.
- DS-6 **Design.** Primary building entries shall incorporate a projection (e.g., porch) or stoop, be recessed, or combination of projection and recess at least 48 square feet in area. The minimum width of the entry feature shall be 20 percent of the width of the street-facing façade, but no less than 5 feet. Alternative designs that create a welcoming entry facing the street such as a prominent porch provided for side doors, or entry courtyard that provides a direct walkway to the street may be allowed.
- DS-7 **Porches.** Porches shall be designed as functional, usable outdoor space, that can accommodate furnishings. Porches shall be a minimum of six feet in depth and eight feet in width.
- DS-8 **Stoops.** Stoops provide an alternative entry approach and afford a threshold between semi public and private realm, at the top of an entry staircase. Stoops act as an entry way and shall be a minimum of five feet in depth and five feet in width.

Garage Location and Access

- DS-9 **Garage and Parking Access.** Parking and garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-10 **Detached, Rear Loaded Garages.** Garages accessed from alleys is the preferred approach to building community form and character. Garages may be detached from the home, creating a rear courtyard between garage and house. Garages shall be designed in proportion to the main home with similar materiality and detailing. ADUs above garages are encouraged to increase overall community product mix and variety.
- DS-11 **Attached Front Loaded Garages.** Where an attached garage is located on the front half of the existing lot and garage doors face a street, garage width shall not exceed 50 percent of the width of the front façade of the building, as shown in Figure 3-7. Front loaded garages need to reflect design requirements of DS-2. For lots less than 45 feet in width, exceptions to the garage frontage requirement may be granted where the Planning Director finds that the visual prominence of the garage has been minimized.
- DS-12 **Driveway.** Driveways in front yards shall not exceed 10 feet in width.

MEDIUM/FLEX DENSITY RESIDENTIAL

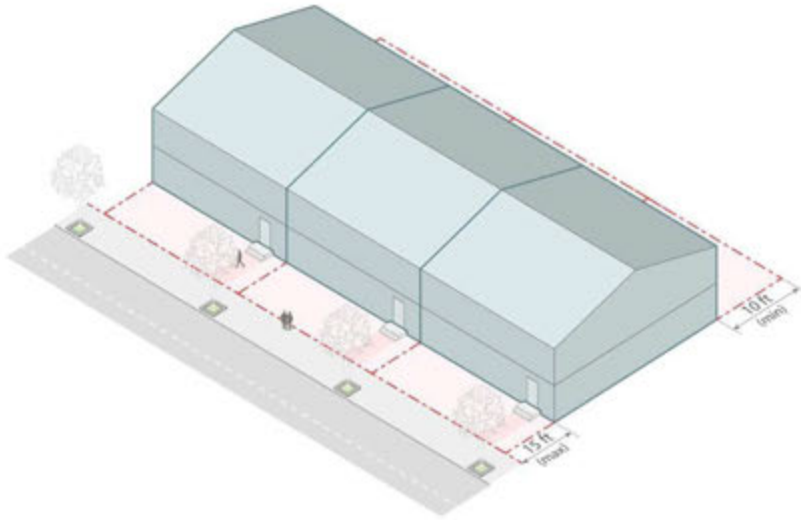
- Medium/Flex Density Residential category accommodates a mix of housing types, with density ranging from eight to 30 units per gross acre. Housing types at the lower end of this density range may include single-family attached dwellings; housing types at the higher end of this density range may include multiplex and multifamily buildings. Medium Density Residential is encouraged in a variety of locations throughout the site plan to provide a more diversity in neighborhoods and create more complete individual neighborhoods while avoiding concentrations of singular product types in any one given area.
- Development Standards. **Table 5.5-1** prescribes the development standards for the Medium/Flex Density Residential Land Use. Additional regulations are denoted below.

MEDIUM/FLEX DENSITY RESIDENTIAL HOUSING TYPOLOGIES

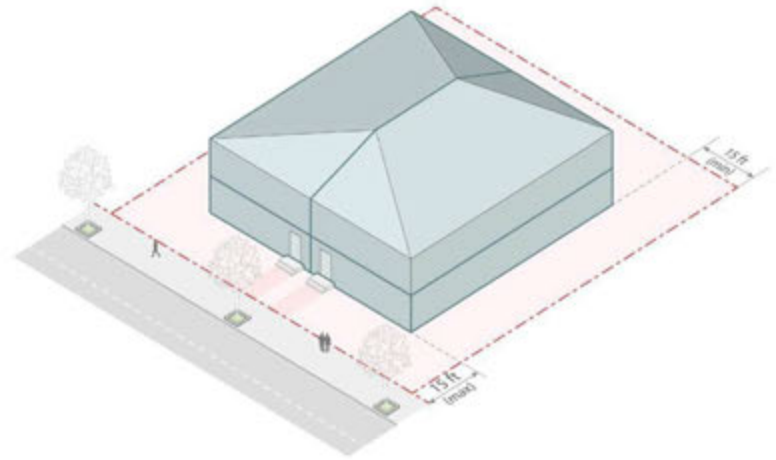
Medium/Flex Density Residential housing typologies includes townhouses, fourplexes and multiplexes, among others.



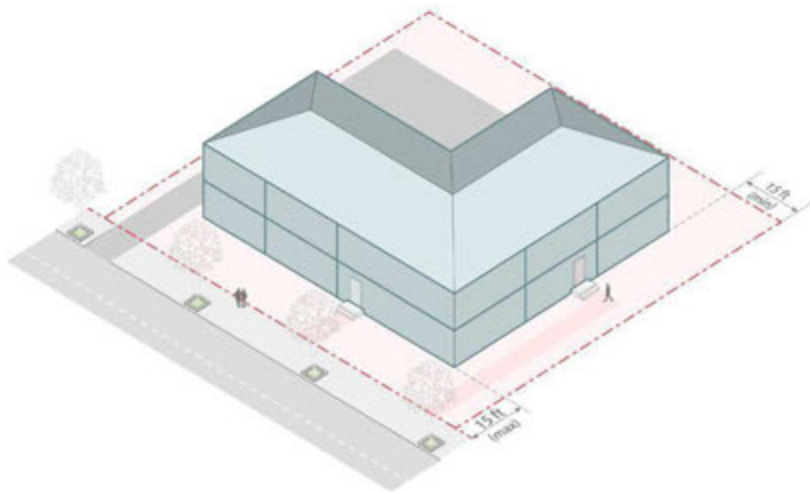
Figure 5.5-2 Medium/Flex Density Residential: Housing Typologies



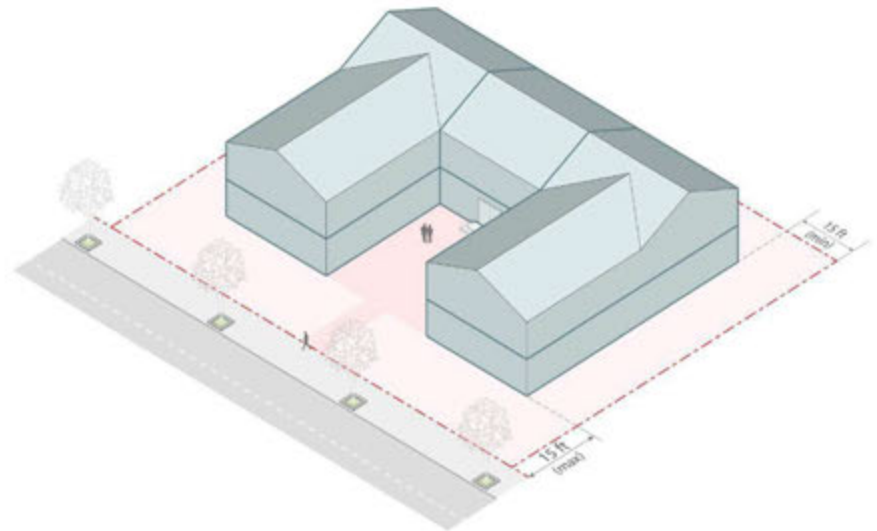
Townhouses



Fourplex



Multiplex



Multiplex - Courtyard Building

BUILDING STANDARDS

Building Design

DS-13 **Building Length.** The maximum dimension of any multiplex or multifamily building shall not exceed 125 feet.

DS-14 **Architectural Articulation.** Buildings shall meet the following criteria:

- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing, but still maintain a consistency of material expression, detailing, ridgelines and first floor header height.
- (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a similar level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally similar to the main building.
- (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional 'step backs' to create contrived articulation, but instead study existing

building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.

- (d) **Building Entrances.** All street-facing facades must include vertical projections or recesses for every 25 horizontal feet of wall length. If located on a building with two or more stories, the articulated elements must be greater than one story in height. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.

DS-15 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.

DS-16 **Windows and Doors.**

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.

- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Upper levels can benefit from large windows and doors/ sliders to increase interest, elevational animation and functional livability of units.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least 8 inches with at least 18" window length along opening.

DS-17 Building Entrances. Primary building entries shall be located on the front façade and directly face the street, or mews/ into block connectors. For larger mutli-family buildings designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family

attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with DS-7 and DS-8.

DS-18 Parking Access. For multi family structures, garages shall be accessed from a side street or alley. For multiplex and single family attached garages shall be accessed from side or alleys. Front access may be permitted in limited conditions where that is the only option.

DS-19 Driveway. Driveways in front yards shall not exceed 10 feet in width.

DS-20 Private Open Space. Private open space located on the ground level (e.g., yards, decks, patios) shall have a minimum area of 70 square feet and a minimum dimension of 10 feet. Private open space located above ground level (e.g., balconies) shall have a minimum area of 50 square feet and a minimum dimension of 6 feet.



Table 5.5-3: Non-Residential Building Development Standards

	Retail	Office	R&D	Institutional	Hotel	Additional Standards
Height						
Minimum Ground Floor Height, Non-Residential Uses (ft)	15	-	-	-	15	
Maximum Finished First Floor Height, Non-Residential Uses (ft)	2	2	2	2	2	
Building Placement						
Front Setbacks (measured from front/corner side curb lines)	see Figure 5.3-1	15	15	15	see Figure 5.3-1	Setbacks and building match lines shown in Figure 5.3-2 take precedence where applicable.
Minimum distance Between Structures (ft)	-	35	35	35	n/a	
Building Form						
Maximum Length of Blank Wall (ft)		20	30	20	20	Figure 5.5-3
Ground Floor Transparency	Minimum 60% of ground floor wall area between 3 feet and 8 feet above sidewalk shall be of clear, transparent, and non-reflective glass.	Minimum 30% of ground floor wall area between 3 feet and 8 feet above sidewalk shall be of clear, transparent, and non-reflective glass.			n/a	Figure 5.5-4 (Ground floor transparency for retail uses)
Articulation		Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing.				Figure 5.5-5
Facade Articulation Depth	Minimum 4 feet					
Vertical Relationship		Buildings must be designed to have a distinct base, middle, and top. Cornices, balconies, and other architectural elements should be used to accentuate building structure.				
Rooflines		Buildings exceeding 40,000 square feet of total floor area must be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.				
Architectural Interest		Facades must include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.				
Building Projections (ft)	3; Minimum 9 feet above sidewalk grade					
Canopies and Awnings (ft)	5; Minimum 8 feet above sidewalk grade					
Screening of Utilities	Utilities shall be screened so as not to impact the attractiveness and safety of the pedestrian realm. They should be located away from primary pedestrian areas to the side or rear of buildings, on roof-tops, or in the interior of the building or parking garage.					

Figure 5.5-3: Blank Walls

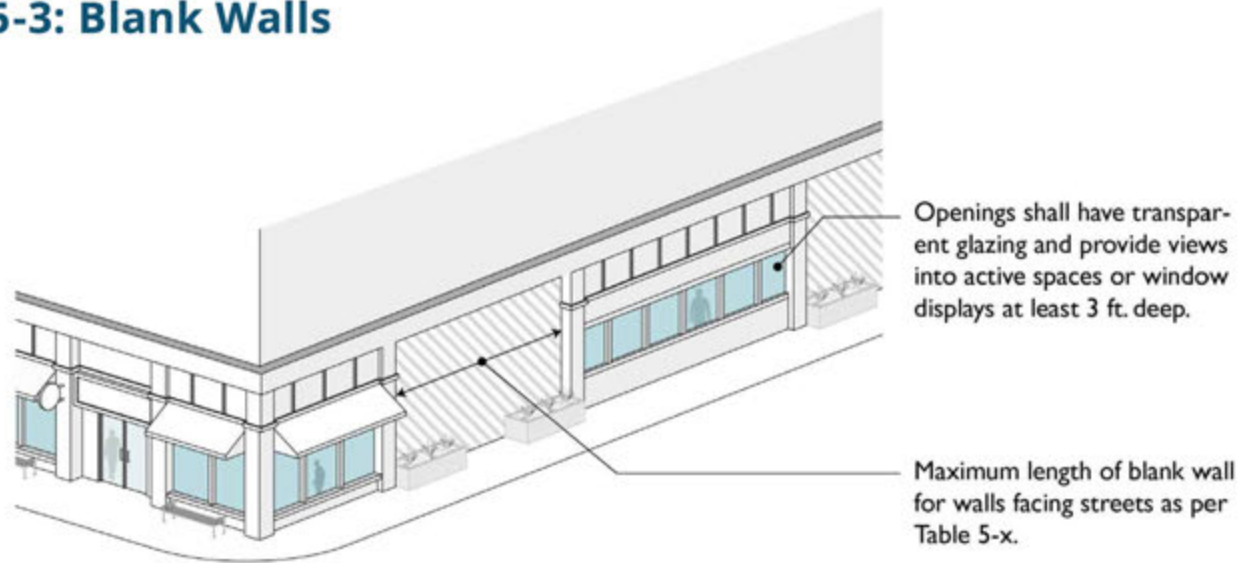


Figure 5.5-4: Ground Floor Retail Transparency

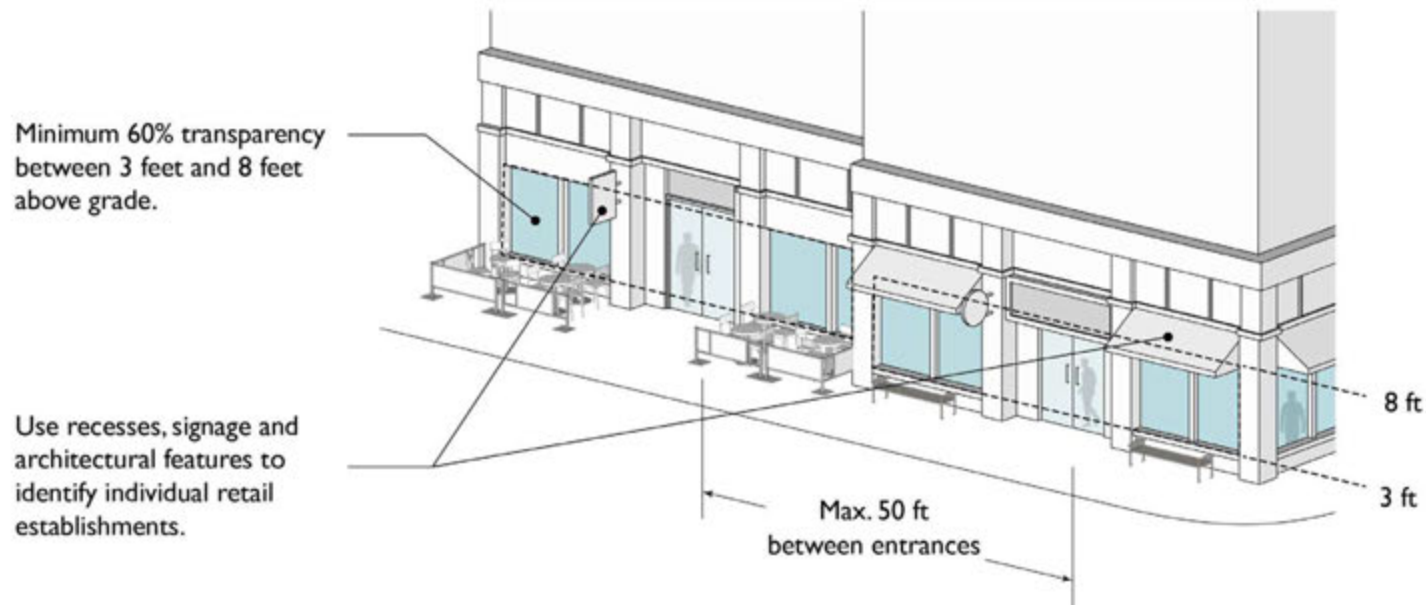


Figure 5.5-5: Building Modulation

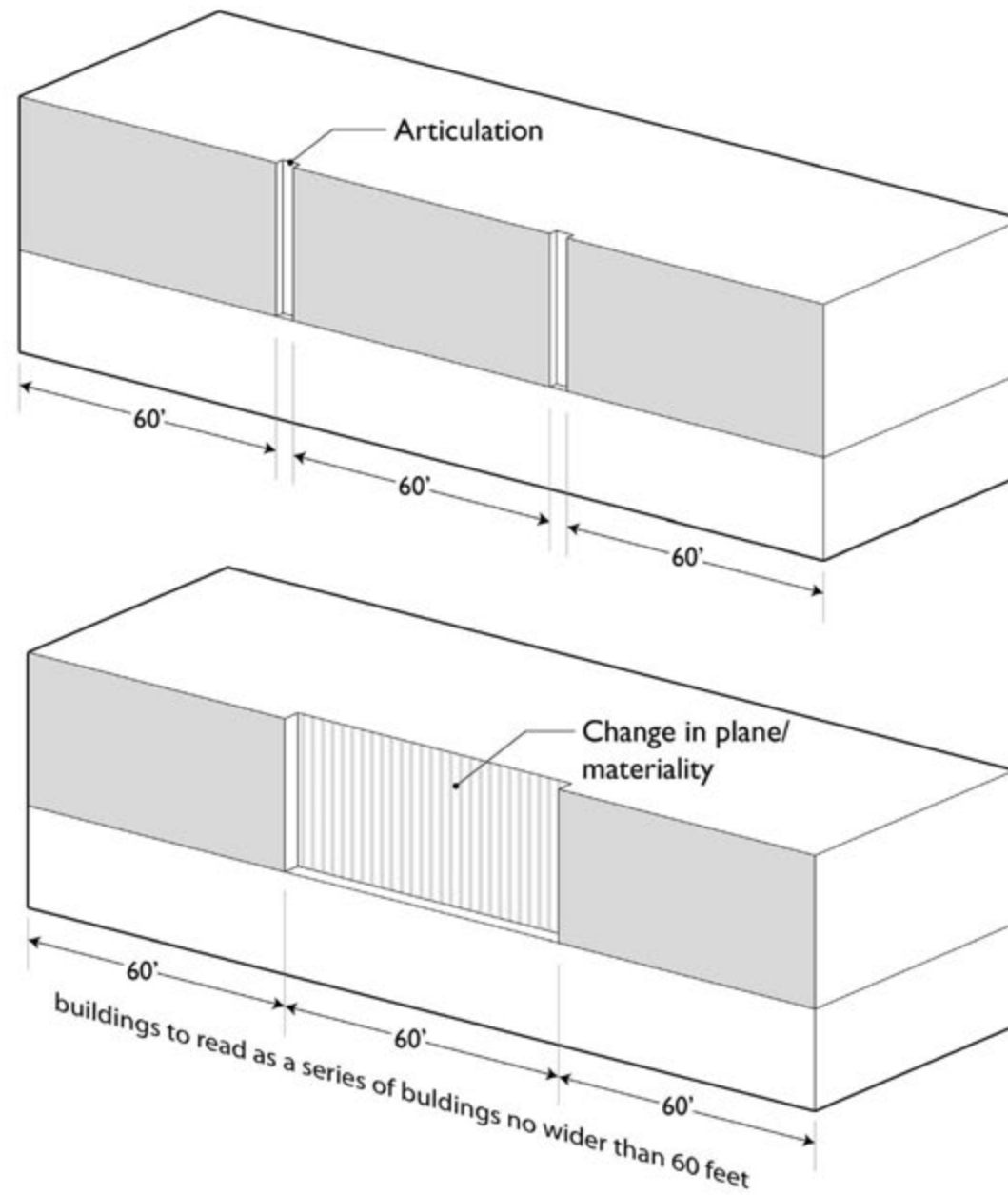


Figure 5.5-6: Ground Floor Residential

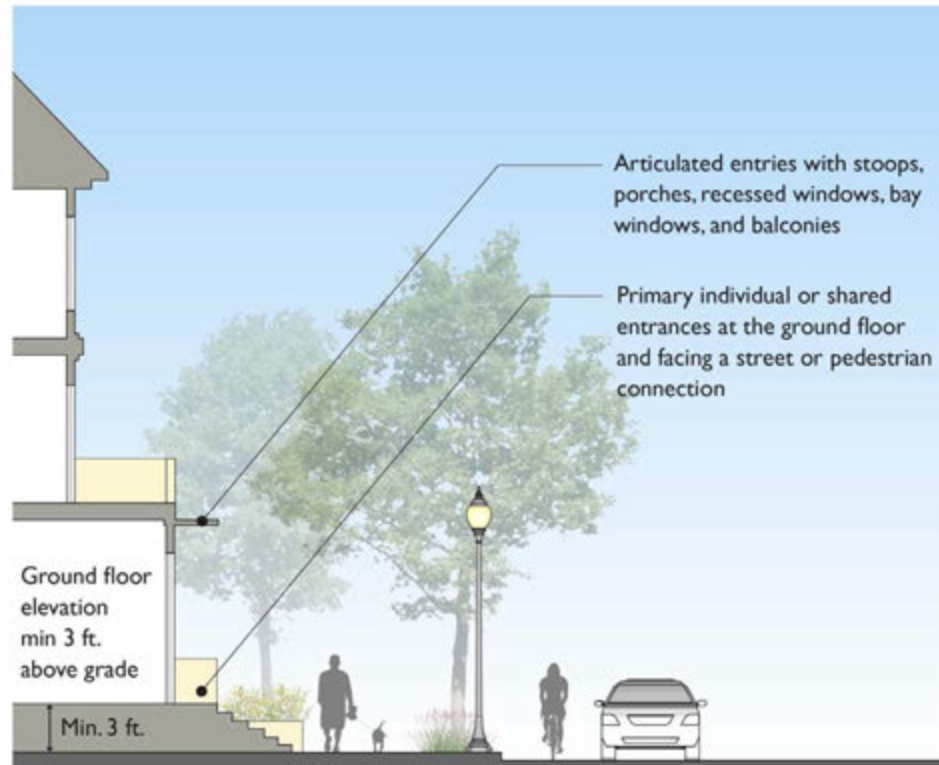
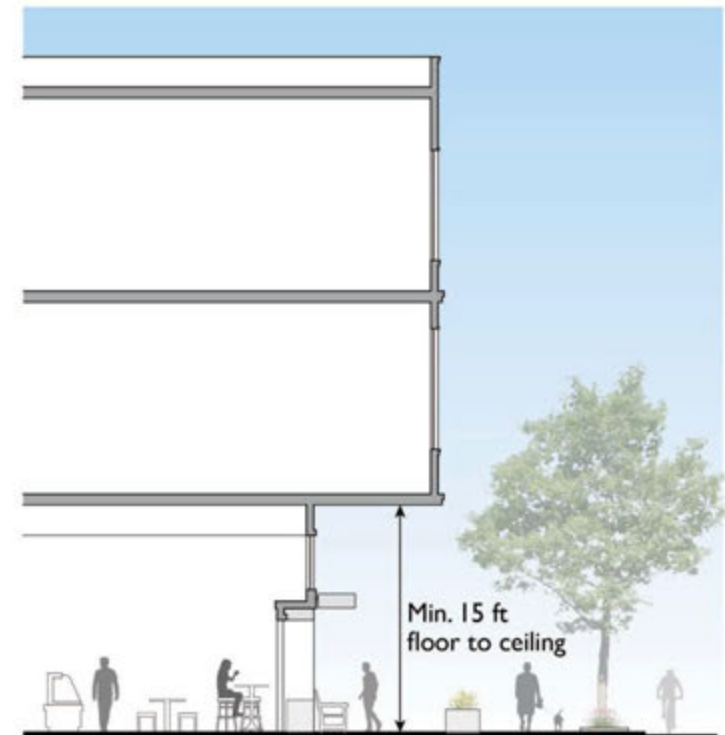


Figure 5.5-7: Ground Level Design - Ground Floor Commercial



EMPLOYMENT ZONE

- The Employment designation permits a mix of office, research and development, creative services and entrepreneurial uses, micro-manufacturing, institutional, to foster new forms of economic development within the broader Sonoma Valley. New office, research, and lab buildings mixed with adaptively-reused buildings and shared parking facilities are envisioned to be connected within the community's walkable and bikeable fabric. Public gathering places such as plazas and courtyards, will provide a range of outdoor spaces within easy walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0 on any parcel.
- **Development Standards.** **Table 5.5-3** prescribes the development standards for the Employment Zone Land Use Designation. Additional regulations are denoted below.



BUILDING STANDARDS

- DS-21 **Blank Walls.** No walls facing streets may run in a continuous plane without an opening for longer than the distance specified in **Table 5.5-3** and shown in **Figure 5.5-3**. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- DS-22 **Architectural Articulation.** Buildings shall include sufficient architectural design features to create visual interest and avoid a large-scale, bulky or “box-like” appearance. Different ways that this requirement may be met include but are not limited to those listed below.
- Variety in Wall Plane.** Exterior building walls vary in depth and/or direction. Building walls exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth.
 - Variety in Height or Roof Forms.** Building height is varied so that a significant portion of the building has a noticeable change in height; or roof forms are varied over.

FLEX ZONE

- (c) **Façade Design Incorporates Architectural Detail.** The building façades incorporate details such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements in an integrated composition. The use of materials, textures, and colors enhance architectural interest and emphasize details and changes in plane. Each side of a building that is visible from a public right-of-way incorporates a complementary level of detailing and quality of materials.
- DS-23 **Parking Access.** Parking shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation.
- DS-24 **Sustainability Standards.** All new buildings shall be designed to meet and exceed CALGreen standards. Emphasis on carbon neutrality, low water use, long term flexibility and wildfire resilience are all important considerations for any new building design.

- The Flex Zone designation permits flexibility in responding to, and accommodating market demand as the project builds out. This designation permits the transfer of program types by square footage based on market demand and need.
- The ultimate goal within the Flex Zone, and adjoining zones is to create a fine grained mix of commercial, medium density residential, office, hospitality, community serving retail and visitor serving uses. Regardless of use, the maximum FAR in aggregate for the Flex Zone is 2.0 and a density range of eight to 30 units per gross acre, with the exception of the Main Building, where the existing volume shall be retained.
- **Development Standards.** Table 5.5-3 prescribes the development standards for the Flex Zone Land Use Designation. Additional regulations are denoted below.



BUILDING STANDARDS

Building Design

- DS-25 **Building Length.** The maximum dimension of any single building shall not exceed 250 feet.
- DS-26 **Architectural Articulation.** Buildings shall meet the following criteria:
- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing.
 - (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building. Façade Detailing and Materials. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building.
 - (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple



plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional 'step backs' to create contrived articulation, but instead study existing building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.

- DS-27 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.
- DS-28 **Building Entrances.** Primary building entries shall be located on the front façade and directly face the street, or mews/ into block connectors. For larger multi-family buildings, designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with RLMD DS-7 and DS-8.

- DS-29 **Parking Access.** Garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-30 **Paving.** The maximum amount of paving in street-facing yards is 50 percent of the required yard.
- DS-31 **Required Active Use Frontage.** Where indicated in the **Figure 5.3-2**, active uses are required on the ground floor. Active uses mean commercial uses that are accessible to the general public, generate walk-in pedestrian clientele, are engaging to pedestrians walking by, and contribute to a high level of pedestrian activity. Active uses may include (but are not limited to): stores, restaurants, cafés, markets, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, tourism-oriented services, hotel lobbies, banks, childcare services, libraries, museums, and galleries.

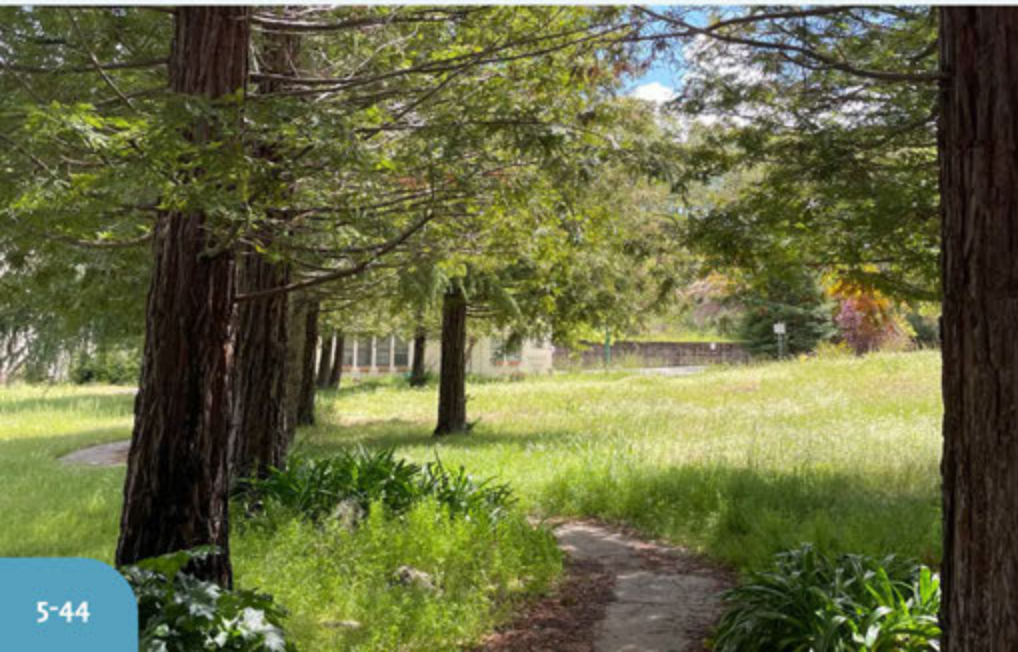
INSTITUTIONAL

- The Institutional designation accommodates adaptive reuse and new construction to create retreat and conference facilities, primarily located at the southern terminus of Sonoma Avenue. This area is envisioned as making use of the open spaces and scenic setting to support a secluded institutional conference center that serves the broader Bay Area. Allowed uses include meeting and event space, workspace/office, conference areas, and supportive uses such as food preparation, retail spaces, and short-term guest and staff housing. The Institutional designation has a maximum FAR of 2.0. Medium/ Flex Residential development standards apply to development in institutional zones.
- **Development Standards.** Table 5.5-3 prescribes the development standards for the Institutional Land Use Designation.

UTILITIES

The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0. Development Standards

- DS-32 **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.
- DS-33 **Screening of Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment and antennas shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.



HOTEL OVERLAY ZONE

- The Hotel designation allows for a “boutique” hotel of up to 120 rooms to be located in and near the historic Main Building. The Main Building serves as a visual terminus to the Central Green, and the main entry sequence.
- Programming of the Hotel must include access by the public during business hours, and careful interpretive narrative of the site and its history throughout the publicly accessible areas.
- Additional hotel wings, back of house and support functions should be built, or adaptively reused from existing buildings within the remaining overlay area. The maximum FAR will be as per the underlying district regulations. See development standards for the Flex Zone.
- Development Standards. **Table 5.5-3** prescribes the development standards for Hotel Overlay Zone.







6 Public Facilities, Services, and Infrastructure

In line with the land use program established in Chapter 4: Land Use, growth must be complemented by a complete network of public facilities, services, and infrastructure to support new residents, jobs, and businesses. This

chapter lays out goals and policies to guide development of the public facilities, infrastructure improvements, and continued water supply that will be required for sustainable development at SDC.



6.1 Public Facilities

Public facilities are an important component of livable communities and play a significant role in public health and the economy. Amenities for active and passive recreation can support healthy lifestyles and create opportunities for the community to engage and connect with each other and the environment. High quality community facilities must meet the needs of a diverse array of new residents and visitors and ensure that everyone has equitable access to the site's community facilities.

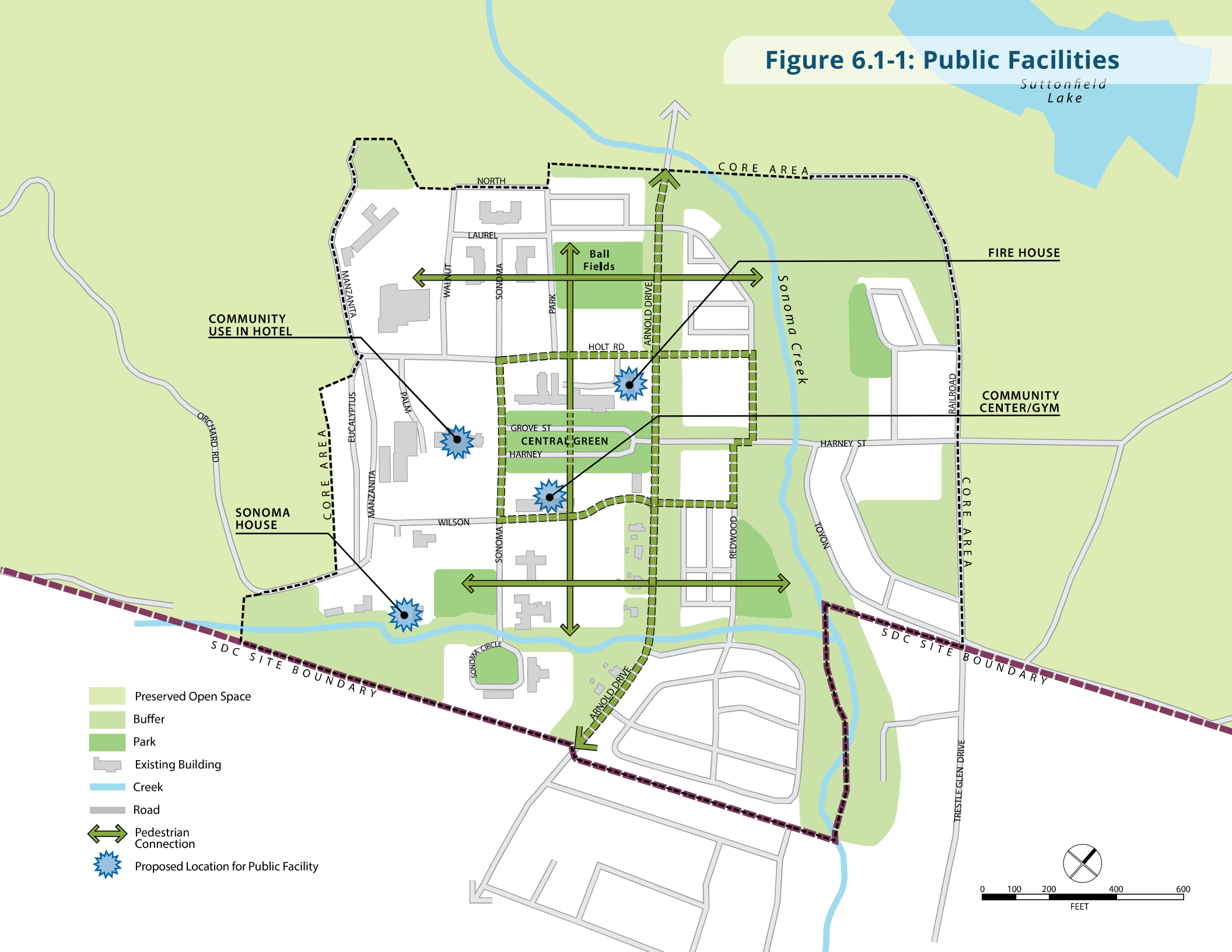
The SDC campus has historically been served by Eldridge Fire Department, a State agency that has coordinated with Sonoma County fire districts for mutual aid. With the transition of the Planning Area away from State operations, the existing fire districts (Sonoma Valley Fire and Rescue Authority, Mayacamas Volunteer Fire Department, or Kenwood Fire Protection District) would construct a new fire station at SDC to serve the residents of the Planning Area and the surrounding community. A new emergency operations center for Sonoma County could likewise be located at SDC, to serve the wider region in case

of emergency. New population brings new children in need of schools, as well. The site, which falls within the Dunbar boundary of the Sonoma Valley Unified School District, is well-served by local public schools and it is anticipated that the needs of new residents will be accommodated in the existing system without the need for a new school on or near the campus.

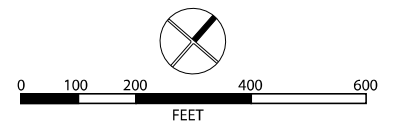
SDC's core campus has several well-loved existing parks and open spaces, including the Central Green, the ballfields, and the green space inside Sonoma Circle as shown in **Figure 6.1-1**, each of which serves as a multi-use green space that can accommodate different sports, picnics, and events. Additional active recreational spaces will be required to serve the new population, including new park amenities to serve a diverse population of different ages, interests, and abilities. A fenced dog park, the only public space in the Core Campus that will allow off-leash dogs, will provide a place for dogs to run safely separated from wildlife and sensitive habitat. Other park amenities, located in spaces within easy walking distance of every residence, should include a variety of different types of spaces and activities, such as playgrounds, outdoor exercise equipment, and picnic areas.

Figure 6.1-1: Public Facilities

Suttonfield Lake



- Preserved Open Space
- Buffer
- Park
- Existing Building
- Creek
- Road
- Pedestrian Connection
- Proposed Location for Public Facility



Spaces for outdoor performances like small amphitheaters could feature local musicians and performers and create community focal points. Support amenities like public restrooms, drinking fountains, benches, and shade trees help people enjoy and prolong their time outdoors; support amenities could be built as free-standing features or could be incorporated into the design of adjacent buildings but must remain accessible to the general public. See Chapter 2: Open Space and Resources, and Hazards for additional policies related to parks and open spaces at SDC.

6.2 Utilities and Infrastructure

While utilities and infrastructure improvements are necessary to support the future development in the Planning Area, they also present an opportunity to implement sustainable and resilient solutions that can reduce the impacts of development and contribute positively to the future of the Sonoma Valley. SDC should serve as a model community for the future of California and the Sonoma Valley, using integrated and sustainable infrastructure and utility systems to improve ecology and habitat in the area and ensuring that new development is engineered and designed to maintain and enhance natural systems such as the watershed, wildlife crossings, and plant habitats. A conceptual utilities plan is shown in **Figure 6.2-1** (the ultimate built utility infrastructure may differ from this plan; the Conceptual Utility Plan is intended to show necessary improvements at a conceptual level).

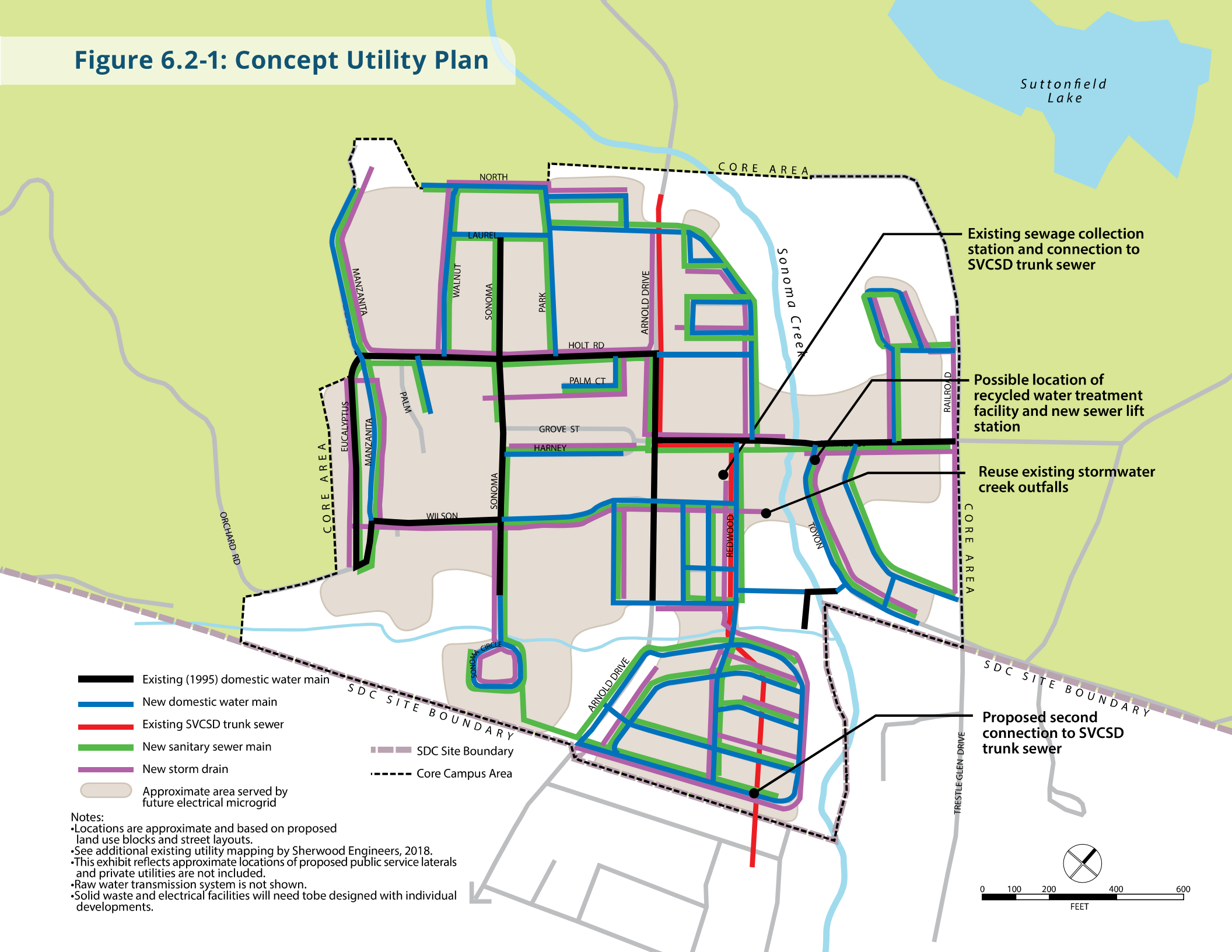
WATER AND WASTEWATER SYSTEMS

While the on-site water system has historically handled all water needs within the site boundaries, including supply, storage, treatment, and transmission, it is anticipated that following the adoption of this Specific Plan the site will be served by the Valley of the Moon Water District (VOMWD). The majority of water distribution pipes in the Core Campus will need to be replaced, a cost assumed to be borne by the development. Water supply, including water rights at the site, will be discussed in Chapter 6.3.

The first common sewer collection and treatment plant system serving the entire SDC property was constructed in the 1920s and 1930s, originally independent of larger sewer districts, with its own waste treatment plant. Underground collection systems were constructed using primarily vitrified clay and cast-iron pipe. The waste treatment plant was abandoned in 1954 and the existing gravity collection system was directed to the Sonoma Valley County Sanitation District (SVCSD) main sewer line via two sewer lift stations. Most of these existing pipes, many of which run between and under buildings, should be abandoned in favor of new sewer mains installed in the streets, connecting to SVCSD's sewer main that runs along Arnold Drive. All updated piping will run along existing and new street alignments and continue to operate as a gravity system, assuming that additional connections can be made to the main sewer line at the south side of the site.

Beyond the installation of standard wastewater systems, some wastewater could be diverted and reused on site through the

Figure 6.2-1: Concept Utility Plan



installation of diversion systems that collect greywater—water that contains no human waste but results from activities like washing—for use in landscaping, flushing toilet, and other appropriate uses for greywater. In addition to building-specific greywater capture systems, the site could develop an on-site wastewater recycling facility. A wastewater recycling facility could be designed to divert waste water and treat it to standards that would allow it to be used on-site, similarly to greywater, for irrigation, toilet flushing, and other appropriate uses. A water recycling program could help to conserve potable water and reduce water waste on site. Recycled water can also be used during construction to offset potable water use. SVCSD has a Recycled Water Trucking Program that aims to reduce potable water used in construction activities by allowing trucks to access fill station located at the wastewater treatment plants located in Sonoma and Santa Rosa. This recycled water, treated to tertiary

standards, can then be used on-site for dust control, cement mixing, soil compaction, and other construction activities, reducing potable water waste from development.

STORMWATER SYSTEMS

SDC receives an average of 47 inches of rain annually, as measured at Fern Lake. This rainfall, both on the Core Campus and from both the Mayacama and Sonoma mountain ranges, drains toward Sonoma Creek, at the bottom of the valley. Ensuring that this water is of the highest quality benefits residents, animals, and the health of the entire ecosystem.

Portions of the existing 100-year-old storm drain system may be reusable for new development, especially with a holistic stormwater strategy that uses centralized and distributed bioretention areas throughout the site, which function as soil and plant-based filtration and infiltration feature that removes pollutants and enhances water quality through natural processes. Around 200,000 total square feet of bioretention areas will be required for the Core Campus, or 4 percent of the total site development footprint. Many of these areas can be multi-use spaces or modified versions of open spaces that already exist. In addition to large multi-use areas, bioretention areas can include smaller bioswales, rain gardens, and other landscaping features that can be incorporated into individual developments as well as the public realm. Additional measures that will ensure high water quality within Sonoma Creek include adherence to the Bay Area Stormwater Management Agencies Association's (BASMAA)



Manual, which specifies best practices for Low Impact Development (LID) stormwater management, as well as additional rainwater capture infrastructure, trash screens in storm drains, and prohibition of pesticides for landscaping. Introducing pervious paving to new developments and minimizing new impervious surfaces can also reduce flood risks and runoff of toxic materials and can help with groundwater recharge.

POWER

As electric power generation moves toward the State target of a zero-carbon electricity system by 2045, fully electrified buildings capitalize on the cleaner energy in the electrical grid. All-electric buildings also have much higher indoor air quality than buildings with gas power, as no fossil fuels are burned inside for cooking, heating, or drying clothes. Banning natural gas throughout the SDC site creates cleaner air for residents and significantly reduces greenhouse gas emissions associated with the new homes, jobs, and businesses that will be sited at SDC.

Electric services in Sonoma Valley are provided by PG&E, which uses a mix of overhead and underground lines to provide power to the region. In light of the growing risk of wildfires in Sonoma County, all existing and new power lines on the site should be moved or constructed underground. The SDC site will also be eligible for a PG&E program that allows communities that are at higher fire risk and include critical facilities, like SDC's future fire station, to create a "microgrid" at the campus – an electrical grid that is connected to PG&E's larger system, but that can be isolated from the larger grid in case of emergency and can gen-

erate its own power. The site will have a system of distributed energy resources (DERs) that will generate electricity on-site, which could include solar, wind, geothermal, and methane gas co-generation, a process that captures and burns the potent methane gases that are emitted from solid waste, such as from landfills, wastewater treatment plants, dairies, and other facilities. In an emergency, SDC can be separated from PG&E's larger grid, maintaining self-sufficiency and avoiding system-wide shut-offs that target dangerous overhead powerlines in windstorms.

SOLID WASTE

Recology provides solid waste services—including trash, recycling, and composting pickup—for unincorporated areas of Sonoma County. Attractive and unobtrusive trash enclosures for shared trash cans will help to contain back-of-house trash functions while still ensuring access.

Beyond standard collection of solid waste, SDC can improve soil, sequester carbon, and support jobs through an on-site composting program to capture and compost waste from residents and businesses. Building on the site's long history of farming, a compost program could be a major asset for SDC and cut down on the transport of organic compostable matter, especially if developed in conjunction with active farming on the east side of campus. Further, there exist opportunities to use some of these solid wastes in methane cogeneration, as discussed above. These and other creative, regenerative uses of on-site waste will help SDC design for resiliency and live up to its potential as a climate-forward community.

TELECOMMUNICATIONS

Telephone service in the Sonoma Valley is provided by AT&T, which has an extensive network of underground and overhead facilities in the area. Where required, off-site improvements will be performed by AT&T. Cable service in the Sonoma Valley is provided by City contract with Comcast. Comcast has a network of underground and overhead facilities serving most areas of the Sonoma Valley. Sonic recently conducted infrastructure upgrades in Sonoma County and may be a likely competitor for Cable and Phone service. If off-site improvements are necessary, the project sponsor will be responsible for trenching to the closest cable facility.



6.3 Water Supply

While Sonoma Water currently supplies the campus with water, the Planning Area has an historic natural water supply. The existing water system is a complex, self-sustaining system consisting of lakes, natural springs, wells, a raw water and potable water distribution system, a 1.8-MGD Water Treatment Plant (WTP), and 1.3 million gallon reservoirs that have the capacity to provide drinking water, irrigation and fire suppression to the projected future population of the SDC site. However, the water supply infrastructure is in poor condition and currently does not meet drinking water standards and requirements. The existing infrastructure is primarily located outside of the Core Campus, so determining the ongoing operations and ownership of the assets will be a critical discussion between the State, County, and eventual master developer or developers.

The State owns a variety of water rights associated with the SDC property, including riparian water rights and pre-1914 and post-1914 appropriative water rights. State legislation mandates that the riparian water rights—rights to the water that physically touches the land, such as from Sonoma Creek—remain with the property and limit water usage to within the site, and that the State may continue to hold the other rights for existing and future uses on the property. The legislation also recognizes the need for conservation of water resources to preserve or enhance habitat, fish and wildlife resources, groundwater resources, and recreation. Determining the ownership and use of these water rights will be another critical decision for SDC's water supply going forward.

PUBLIC FACILITIES

GOALS

- 6-A **Community Facilities:** Provide high-quality community facilities and spaces to serve new residents of the SDC site and the greater Sonoma Valley.
- 6-B **Parks and Recreation:** Maintain and increase the park spaces at SDC to provide recreational spaces for active play, gatherings, and leisure, including facilities to serve the needs of people of different ages, interests, and abilities.

POLICIES

- 6-1 Expand an existing Sonoma County fire district to serve SDC, and identify a location for the fire district to construct a new fire station within the Core Campus. Ensure easy and proximate emergency access to Arnold Drive with minimal crossings of pedestrian and bicycle routes.
- 6-2 Work closely with Sonoma County school districts to ensure that the future population of the Planning Area can be accommodated adequately in public schools.
- 6-3 Ensure that the existing baseball and soccer fields as shown in **Figure 6.2-1** are retained and maintained with continued public access.
- 6-4 Provide a fenced off-leash dog park within the Core Campus at least 200 feet from any creeks or wildlife corridors, with amenities such as benches, shade trees, and drinking water access.

- 6-5 Provide park spaces east of Arnold Drive on both sides of Sonoma creek with easy access from adjacent residential developments.
- 6-6 Ensure that parks and public spaces in the Core Campus offer a diverse range of amenities for a diverse range of park users, such as children's playgrounds and play areas, picnic areas, multi-use sports fields, an amphitheater or other outdoor performance spaces, areas for quiet contemplation, night sky viewing areas, and support facilities to enhance user comfort, including restrooms, drinking fountains, shade trees, and benches.
- 6-7 Allocate space for a local non-profit or other operator to build and operate a gym and community center to serve the wider Sonoma Valley community.



UTILITIES AND INFRASTRUCTURE

GOALS

- 6-C **Transformative Climate-Forward Community:** Promote a climate-resilient community that models the future of the Sonoma Valley by generating its own energy, reducing waste, and designing for resiliency in a changing climate.
- 6-D **Utilities and Infrastructure:** Ensure that infrastructure, including water, wastewater, stormwater, power, and telecommunications, can adequately, sustainably, and resiliently accommodate the needs of future residents and businesses.

POLICIES

Water and Wastewater Systems

- 6-8 Install dedicated irrigation meters for both new and existing commercial, industrial, and institutional landscaping.
- 6-9 Work with Sonoma Valley County Sanitation District (SVCSD) to explore the feasibility of establishing a recycled water facility on-site to offset the use of potable water on the site and to provide recycled water for non-potable uses such as landscape irrigation and firefighting.
- 6-10 Implement greywater and/or recycled water systems in new residential and commercial facilities to reduce potable water use for irrigation, toilet flushing, and other appropriate uses, in order to conserve potable water and reduce water waste. Meet landscape irrigation, groundwater recharge, and other water supply needs



with greywater and/or on-site treated wastewater to the maximum extent feasible, meeting at least 50 percent of the total irrigation needs through these means.

- 6-11 Apply for state, federal, and private grants to assist in installation of recycled water and greywater infrastructure. Explore opportunities to partner with other agencies and the feasibility of issuing bonds for this purpose.
- 6-12 Construct of new sewer laterals and mains to meet Sonoma Valley County Sanitation District standards and maintain these pipelines and appurtenances to ensure that inflow and infiltration is not a problem for the SVCSD in the future.
- 6-13 Provide sufficient wastewater conveyance, pumping, and treatment capacity for peak sewer flows and infiltration.
- 6-14 Continue to clean and video inspect the sewer infrastructure to mitigate sanitary sewer overflows, locate deficiencies, and reduce leaks and contamination.
- 6-15 Ensure that indoor plumbing fixtures in all new and retrofitted buildings meet or exceed CALGreen Tier 2 standards.

Stormwater Systems

- 6-16 Minimize impervious surfaces and use pervious pavements where possible, retaining and providing new pervious surfaces such as landscape areas, crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt. Prioritize permeable paving in new ground floor private parking spaces and non-primary access paving are required to be surfaced with permeable paving to encourage stormwater infiltration and disperse runoff from roofs, rainwater catchment system overflow, or pavement to vegetated areas where possible.
- 6-17 Maintain high water quality in lakes and streams by creating opportunities for rainwater capture such as roof drainage capture systems, installing trash screens in stormwater inlets, prohibiting use of pesticides in landscaping, and using bioretention facilities to clean stormwater before it reaches lakes and creeks in order to remove pollutants and enhance water quality through natural processes.
- 6-18 Incorporate site design measures and Low Impact Development (LID) features such as bioretention facilities in accordance with the Bay Area Stormwater Management Agencies Association (BASMAA) Manual or otherwise required by the Grading and Stormwater Division of Permit Sonoma. The bioretention facilities should have a surface area of at least 4 percent of the tributary impervious area.

Power

- 6-19 Connect each building within the Core Campus to a microgrid:
 - a. Work with local distributed energy resources (DERs) installation groups and advocates to build enough on-site energy generation, such as solar, wind, geothermal, biomass, and methane gas cogeneration, to power the Planning Area in case of emergency;
 - b. Connect to PG&E's grid through the Community Microgrid Enablement Program or an equivalent, with isolation devices that allow SDC to fully connect or disconnect from PG&E's system;
 - c. Until the microgrid can be fully powered by on-site energy, promote purchase of 100 percent renewable or clean power from Sonoma Clean Power or PG&E.
- 6-20 Prohibit new natural gas lines to all new buildings and require new and adaptively reused buildings to be fully powered by electricity, except if required to provide for emergency operations.
- 6-21 Build all new utility lines underground and bury existing utility lines to improve safety and reduce visual clutter in accordance with Sonoma County Code Sec. 25-44.

Solid Waste

- 6-22 Work with local farming groups to start an on-site composting program for food, landscape trimmings, and farm waste to provide on-site jobs, sequester carbon, and provide valuable compost for SDC properties, or for agricultural production.
- 6-23 Explore opportunities and partnerships to collect off-gassing methane from on-site solid, farm, and food waste to be utilized as an energy resource, using technologies such as anaerobic digestion, aerobic digestion, and combined heat and power (CHP) cogeneration.
- 6-24 Work with Recology and developers to create standards for shared trash enclosures.

Telecommunications

- 6-25 Connect all new and adaptively reused buildings to broadband internet.



WATER SUPPLY

GOALS

- 6-E **Water Supplies:** Safeguard SDC's water supplies and water rights, ensuring adequate availability of water for residents, businesses, fire suppression needs, ecosystem services, and groundwater recharge.

POLICIES

- 6-26 Ensure the SDC site's water rights are retained for uses within the core campus and for habitat preservation, ecological services, groundwater recharge in the open space area, and to increase the reliability of the regional water supply.
- 6-27 Maintain water supply and filtration at the site and ensure adequate flexibility and supply to serve regional needs in case of an emergency.
- 6-28 Use water from SVCSD's Recycled Water Trucking Program for construction site activities, including dust control, cement mixing, soil compaction, to the greatest extent feasible.
- 6-29 Ensure that development does not result in an increase in water temperatures in receiving streams resulting from runoff of warm storm water from the site.
- 6-30 Ensure that development does not result in a net increase in withdrawals or diversions from area springs and streams, including Roulette Springs, Hill Creek, Asbury Creek, and Sonoma Creek, within critical low-flow periods, including summer, fall, and drought conditions, or as annual averages.







7 Implementation and Financing

The SDC Specific Plan provides a vision and a framework to guide the Sonoma Developmental Center's transition from a State facility into a vibrant center for housing and jobs, surrounded by tranquil parklands, open spaces, and safe habitats. Achieving the full potential of the Planning Area will require a range of efforts and actions on the part of the County, the State, the master developer, and community partners. These include carrying out the necessary regulatory measures, providing infrastructure improvements, and securing needed financing.

This chapter summarizes the regulatory mechanisms for consistency with existing planning codes, gives an

overview of how Affordable Housing will be provided on-site, describes order of magnitude anticipated development costs and potential financing mechanisms. It also outlines a recommended phasing plan, which forms the basis of the projected project outcomes. Different project sponsors may desire to approach phasing and development in a different sequence to enhance financial feasibility, and as long as the project's primary goals are achieved this may be permitted. As a living document with long-range applicability, mechanisms also exist to review the document periodically for successful performance, and permit changes in the SDC Specific Plan as the need arises.

7.1 General Plan and Zoning Ordinance Consistency

Implementation of the SDC Specific Plan will require additional regulatory actions by Sonoma County, including General Plan and Zoning Ordinance amendments to ensure consistency across documents. The primary regulatory actions are described below.

GENERAL PLAN AMENDMENT A General Plan amendment with a land use map amendment will be approved concurrently with the SDC Specific Plan that establishes the foundation for the Specific Plan’s vision, goals, and policies, and recognizes SDC’s development potential. Maintaining “vertical consistency” between the General Plan and Specific Plan is required by State law.

ZONING CODE AMENDMENTS While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code translates SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and will be adopted concurrently with the SDC Specific Plan.

7.2 Additional Project Review

While the Specific Plan is intended to streamline development at SDC, discretionary land use permits and ministerial permits that results in exterior modifications or new development within a LG (Local Guidelines) combining zone shall be reviewed and approved in compliance with Chapter 26, Article 82 (Design Review), and a Design and Site Plan Review or Administrative Design and Site Plan Review Permit shall be required prior to construction permit issuance to implement the provisions of the applicable Local Area Guidelines and Standards. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).

The review authority shall be the highest review authority designated by Section 26-92-060 (Concurrent Processing of Related Applications). Where only a Building, Grading, or Drainage Permit is required, the Director shall be the review authority for the Administrative Design Review.



7.3 Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), in parallel with preparation of the SDC Specific Plan, a Draft Environmental Impact Report (EIR) was prepared to address the new environmental impacts that could result from implementation. When a public agency has prepared an EIR for a specific plan, State law provides that residential, commercial, or mixed-use projects undertaken in conformity to the specific plan are exempt from CEQA, subject to certain requirements. Pursuant to Section 15152 of the CEQA Guidelines, projects will also be eligible to “tier” from the EIR, incorporating the prior analysis of that document by reference and concentrating solely on the specific environmental issues germane to the project in order to streamline environmental review. In addition to the policies and standards of the SDC Specific Plan and other applicable regulations, individual projects shall implement and demonstrate compliance with the mitigation measures in the Final EIR.

The County intends to rely on these provisions for exemptions and tiering to the maximum extent feasible in order to streamline environmental review of projects subsequent to the SDC Specific Plan.

7.4 Recommended Phasing

Implementation of the SDC Specific Plan will require coordination between the State of California Department of General Services, the main project sponsor, and several departments within Sonoma County, including Permit Sonoma, Sonoma Water, Regional Parks, General Services, and Transportation and Public Works. Timely, collaborative cooperation between these actors and agencies will be critical to ensure that the project moves forward efficiently while meeting the vision laid out in this Specific Plan.

The ultimate phasing of development and necessary improvements within the SDC Specific Plan area will be based on market factors as well as costs and available financing. Much of the construction of new infrastructure will occur over time concurrently with new development. A recommended phasing strategy is outlined below: the first phases of the development are likely to be occupied in 2028, and full buildout of the project could be complete by 2045. Actual phasing may change based on market conditions.

1 – 5 YEAR HORIZON

Within the first five years after adoption:

State

- Resolve development/ execution approach (I.e. master developer or sponsor); Coordinate transfer of preserved open space to Sonoma County;
- Coordinate with local infrastructure agencies for future uses of water infrastructure located within preserved public parkland and open space.

County

- Study Highway 12 connector alignment and design;
- Arnold Drive Complete Street / Shared-Use Path improvements;
- Design and construction of new fire station;
- Work with non-profit Affordable Housing partners and project sponsor to 1) locate and 2) begin design/financing/ construction of first Affordable Housing project.

Project Sponsor

- West Side demolition / infrastructure improvements;
- Prepare a historic preservation plan (see Section 4.3: Historic Preservation);
- Break ground for first housing units west of Arnold Drive;

- Establish hospitality strategy including programming, potential operator, adaptive reuse and new construction approach;
- Define strategy and approach for institutional user in Walnut Circle and funding/ redevelopment strategy;
- Establish market strategy to attract employment clusters;
- Undertake low risk adaptive reuse of properties for employment/ services to test market;
- Establish catalyst projects to drive/ seed economic development of employment core with focus on maker, incubator and creative services;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the west side;
- Identify first phase for development and product mix;
- Construct public realm improvements for the full Historic Core ;
- Begin long term preparation and remediation for implementing regenerative agricultural practices east of Sonoma Creek
- Outline Utility/ Roadway Upgrade and New Construction Phasing and Approach and required Funding strategy

5 – 10 YEAR HORIZON

Between five and 10 years after adoption:

County:

- Construct Highway 12 connector;
- Partner with local organizations to design and build / adaptively reuse community facilities and other features (e.g. community center, gym, and museum);
- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Project Sponsor

- Ongoing Historic Core adaptive reuse and construction of new buildings with emphasis on delivering ‘complete’ neighborhoods before starting new development;
- Additional development of West Side to create complete neighborhoods;
- Establish product typologies for new residential products to be included on the east side of Arnold Drive;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the east side;
- Continue implementation of regenerative agricultural practices in advance of development of agrihood residential program.

10 – 20 YEAR HORIZON

Between 10 and 20 years after adoption:

County:

- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Master Developer:

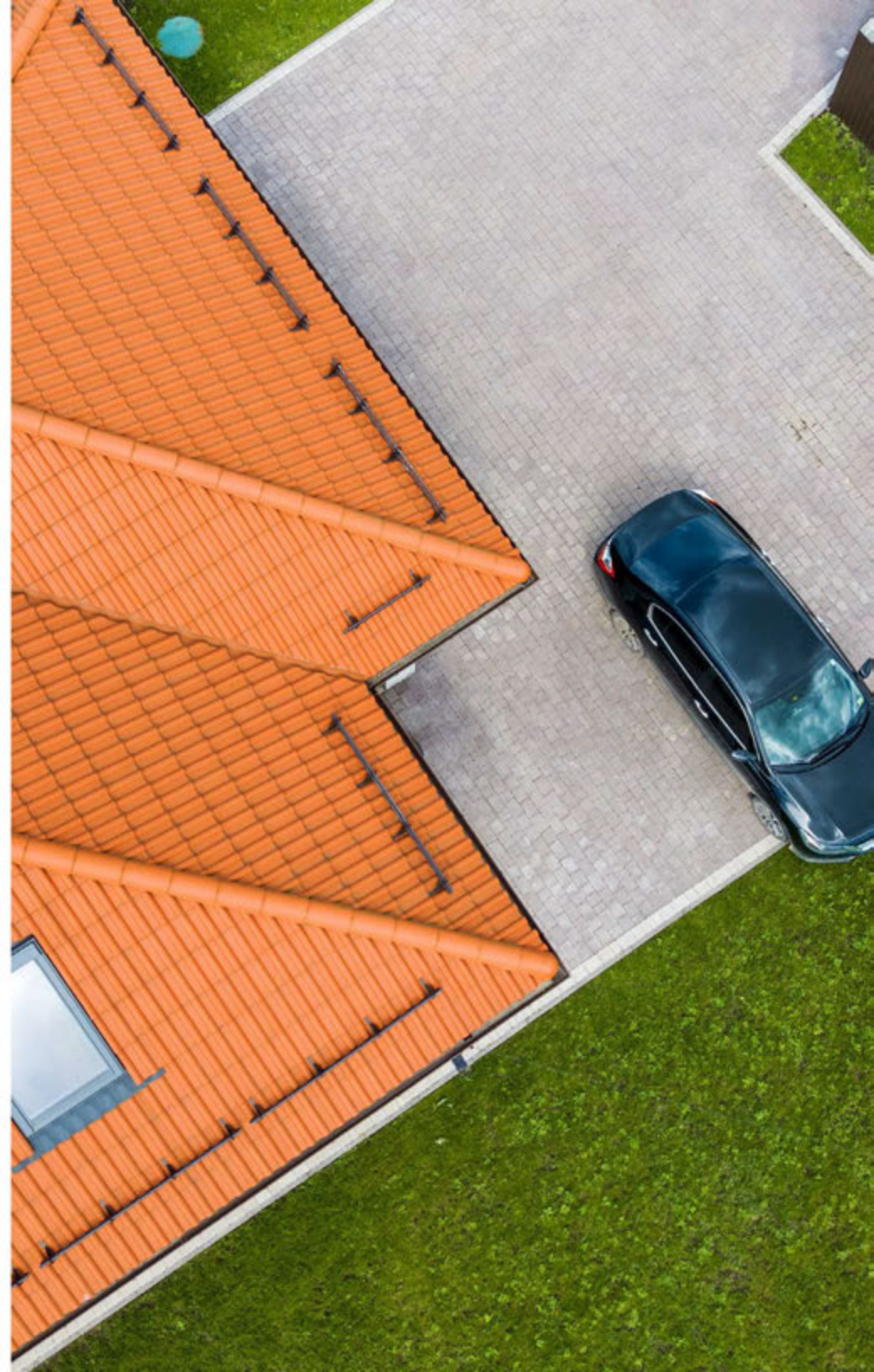
- East Side demolition / infrastructure improvements;
- Development of east side neighborhoods;
- Development of agrihood neighborhood ;
- Full build-out of campus.



7.5 Affordable Housing

Today, the Sonoma County Municipal Code (Section 19.44.020: Inclusionary Units) requires the provision of 20 percent income-restricted affordable housing for ownership projects and fifteen percent for rental projects. Under this Specific Plan, developers in the Planning Area will be required to provide 25 percent income-restricted affordable housing for all projects. These units are the responsibility of the developer, and the costs will be subsidized by the market rate housing. The inclusionary affordable housing should be built concurrently with market rate housing to ensure that there is not an up-front cost burden on the project sponsor, and to encourage the affordable housing to be co-sited and mixed in with market rate housing (see Section 4.2: Affordable Housing for specific policies).

Beyond this required inclusionary housing, approximately 100 units of additional income-restricted affordable housing will be built within the Planning Area. These units are assumed to be funded with a mix of low-income housing tax credit funding and public funding, requiring approximately \$60,000 per unit for construction and related infrastructure. Additional housing for people with developmental disabilities may also be income-restricted. The County, non-profit partners, and the master developer should work together to determine siting, phasing, and construction of these units.



7.6 Funding and Financing Sources and Mechanisms

The development of the SDC Specific Plan will require a tremendous investment in infrastructure, new construction, and the rehabilitation of existing structures. This section outlines a conceptual framework for the financing required to develop the Specific Plan, including the public infrastructure.

Private sector developers will drive new investment and construction in the SDCSP. Therefore, it is envisioned that the private sector will be responsible for funding the majority of on-site improvements planned for the Specific Plan area,¹ including new and renovated buildings, meeting on-site development standards, paying existing and possible future fees, and making physical improvements such as new sidewalks and pathways.

Some of the necessary improvements are anticipated to fall under Sonoma County's responsibility. The plan elements listed in **Table 7-1** are assumed to be the responsibility of Sonoma County, and should be considered for future inclusion in the

¹ There are two components that are assumed to not be funded by the private sector. The SDCSP includes the development of affordable housing that exceeds 25 percent of market rate units. The gap financing for these additional affordable units will not be the responsibility of the private developers engaged at the SDC, and are intended to be developed by other operators in conjunction with Sonoma County. Additionally, it is assumed that vertical construction costs of community facilities and utility buildings will be the responsibility of public agencies.

Sonoma County budgeting process and Capital Improvement Plan (described below in further detail), or could be financed through alternative funding sources, such as partnerships with community groups and local non-profits.

Table 7-1: Sonoma County Responsibilities

Improvements	Cost
Arnold Drive Complete Street Improvements and Shared-Use Path Connection	\$4,200,000
Public Facilities <i>Gym, Community Center, Parks, SDC Museum, new Fire Station, Emergency Operations Center</i>	<i>Cost estimate requires further study based on scale and design of facilities required.</i>

Note: Off-site improvements, including those outside of the Core Campus like recreation spaces, parking facilities, restrooms, and the Highway 12 connector road, have not been included in this analysis.

While the evaluation of the financial feasibility of developing the SDCSP has assumed that the entire cost of all on-site infrastructure improvements will be borne by the private sector developers of the residential, hospitality, commercial, office, and R&D uses, there are funding and financing tools for infrastructure, historic rehabilitation, and affordable housing that could facilitate the implementation of the SDC Specific Plan. This section describes these sources and mechanisms.

Although the terms “funding” and “financing” are often used interchangeably, there is an important distinction between the two terms. “Funding” typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. “Financing” involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for the improvements before the revenue to cover the full cost of the improvements is available.

The funding sources and financing tools have been evaluated relative to their purpose, process of adoption, and implementation. Funding and financing mechanisms are organized under four broad categories:

- Project Sponsor, property owner, and user funding, financing and resources for infrastructure;
- Existing County resources for infrastructure, affordable housing, and historic rehabilitation;
- Tax increment financing for infrastructure, public facilities, and affordable housing;
- Federal and State funds for infrastructure, affordable housing, and historic rehabilitation.

Additional funding for site improvements or public facilities could come from grants or philanthropic giving, but due to the uncertainty of these sources, they are not evaluated below.



Project sponsor, Property Owner, and User Funding, Financing, And Incentives for Public Infrastructure and Facilities

Developers are primarily responsible for building on-site improvements necessary to complete their projects. In contrast, the path to delivery of infrastructure that serves a broader area requires greater coordination among public and private stakeholders. The mechanisms reviewed below offer ways of engaging developers in the funding and financing of off-site improvements necessary for accommodating new development and spurring further economic growth. A final tool, incentive agreements, provides a vehicle for local agencies to fund a portion of in-tract costs in cases where private development would not otherwise be feasible.



Development Impact Fees

Pursuant to the Mitigation Fee Act,² local agencies may assess impact fees to cover incremental service and capital costs of new development. Fees are typically paid at the time of building permit issuance or recording the final subdivision map and are placed into a reserve fund for specific improvements. Parking or traffic mitigation fees are examples of development impact fees. A technical analysis is required to demonstrate the proportional relationship between the fee and the incremental costs to the agency, prior to adoption by the legislative body. Local agencies may also consider market factors when setting fees, in particular, whether fee levels stand to negatively impact project feasibility.

Special Assessment and Special Tax Districts

The intent of special assessment and special tax districts is to fund public capital facilities to serve new development. Districts adopt a new special assessment or special tax paid by property owners within a defined area, which can be used to issue debt for capital improvements that benefit the district. Pursuant to Proposition 218, special assessments must be assigned to property owners in direct proportion to the benefits received from targeted improvements. Special tax formulas are not subject to the same standard and allow for a variety of property characteristics – other than property value – to determine tax apportionment. Both special assessments and special taxes are subject to approval by voters (if 12 or more are registered in the district) or affected property owners (in all other cases). A simple majority is required for special assessments, whereas special taxes must be approved by a two-thirds majority.

² Government Code §66000

The scope of eligible activities in special tax districts is broader than in special assessment districts. While facilities or services funded by special assessment districts must confer “special benefits” upon affected property owners, special tax districts must only ensure that new capital facilities and services supplement, rather than supplant, existing levels of service in the district. Due to their greater flexibility, special tax districts are more commonly utilized than special assessment districts.

Special tax districts are typically authorized under the Mello-Roos Communities Facilities Act of 1982³ and are referred to as Community Facilities Districts (CFDs). A variety of special assessment districts are authorized under state law, including the Municipal Improvement Act of 1913, Landscape and Lighting Act of 1972, and Benefit Assessment Act of 1982. A comparison of the two structures follows.

Mello Roos/Community Facilities Districts (CFDs)

Process: The process to establish a CFD may be initiated by two members of the sponsoring legislative body, 10 percent of district voters, or 10 percent of landholders (measured by acreage owned). Proposed districts may include non-contiguous areas. Adoption of the special tax requires a public hearing and an affirmative vote by two-thirds of the qualifying electorate. If there are twelve or more registered voters within the proposed geographic area of the district, then the formation election is an election of registered voters. If there are less than 12 registered voters, then the formation election is an election of

property owners, with each owner receiving one vote per acre of owned property. The same approval requirements apply to the issuance of bonds. Bonds are limited to a 40-year maturity and are secured by special tax payments. CFD taxes are paid concurrently with ad valorem property taxes. Throughout the life of the district, an annual report must be produced upon request of property owners.

Use of Funds: CFDs are eligible to fund the planning, design, construction, rehabilitation or acquisition of a broad range of public facilities. Examples of eligible improvements include:

- Streets, public realm, and public right of way improvements;
- Park, recreation, and open-space facilities, including maintenance;
- School sites and structures;
- Libraries, childcare facilities;
- Water, wastewater and utility infrastructure, including undergrounding utilities;
- Stormwater management;
- Flood infrastructure; and
- Seismic retrofitting.

³ Government Code §53311

In addition, districts may fund certain public services provided that services are not funded with bond proceeds and services do not supplant those offered prior to the formation of the district. Examples of eligible services include fire and police protection and the maintenance of new infrastructure or parks.

Evaluation: CFDs have proven effective at funding broad-based capital projects in developing areas, similar to the SDCSP. They are most commonly used in circumstances in which approval is limited to a small group of land holders. The special tax creates a dedicated funding source suitable for bond financing but also an additional cost on property ownership. CFDs could be particularly useful for funding SDCSP improvements.

Special Assessment Districts

Process: Special assessments districts require the preparation of an engineer's report that demonstrates that planned improvements will confer a "special benefit" upon the district. The report must also allocate the costs of proposed improvements in proportion to benefits received from services and improvements. Affected property owners vote on the assessment, with voting weighted proportionally to each property owner's proposed assessment. A simple majority is required for the assessment to take effect. Once established, the sponsoring public agency may issue bonds secured against assessment revenue, pursuant to the Improvement Bond Act of 1915.⁴

⁴ Streets & Highways Code §8500

Uses of Funds: The many variants of special assessment districts under state law authorize the construction of public facilities such as landscaping, lighting, streets, water, wastewater and storm water infrastructure, parks and public facilities. Most assessment districts also allow funding of maintenance costs associated with public facilities. However, assessment bonds are not authorized to pay for ongoing services.

Evaluation: Special assessments are appropriate for funding maintenance and infrastructure when benefits can be clearly measured and apportioned among landholders. The revenue capacity of special assessment districts is relatively limited given that assessments may only account for benefits conferred on specific property owners that go beyond standard levels of service.



Developer Credits and Reimbursements

Many local agencies permit developers to construct area-serving infrastructure such as streets, utilities, parks and open space in lieu of paying certain impact fees. Local agencies may also enter into agreements to reimburse developers for investments in area-serving infrastructure in cases where the value of the investment exceeds fees otherwise owed by the project. Local agencies may pledge future development-based revenues, such as impact fees, assessments or special taxes towards the reimbursement agreement; however, pursuant to Government Code §53190, the general fund must not be liable for repayment of obligations. All special levies and assessments are subject to approval by property owners and voters, as described in the previous section.

Development Agreements and Enhanced Entitlements

It is common for local agencies to enter into a development agreement when conferring long-term entitlements for a major project. As part of the negotiation process, developers may offer to provide extraordinary benefits, including infrastructure and other public facilities. These commitments are agreed upon at the discretion of negotiating parties and as such are not subject to the Mitigation Fee Act. The nature and magnitude of benefits provided will depend on local market conditions, the entitlements, and the development economics of the project. Providing favorable entitlements can be an effective means for funding infrastructure and public facilities. Examples include: reducing parking requirements, increasing permitted floor to area ratios,

etc. By increasing the value of the private development, additional “value” is created for infrastructure improvements.

Economic Incentive Agreements

Incentive agreements provide the private sector a form of gap funding in situations where the development economics do not support the full cost of a commercial project with the potential to deliver substantial community benefits. Local agencies may enter into incentive agreements pledging to rebate a portion of sales taxes generated by new businesses locating to an area that designate the jurisdiction as the point of sale. Incentive agreements may also rebate a portion of Transient Occupancy tax revenues generated by new lodging developments. Developers or tenants can leverage such agreements to finance site or tenant improvements in private capital markets secured by anticipated tax rebates. Pursuant to Government Code §53083, jurisdictions providing economic development subsidies must specify in a public hearing the amount of the subsidy and the projected benefits prior to entering into an incentive agreement valued above \$100,000.

User and Enterprise Fees

User fees could be a potential source of funding for water, wastewater, and stormwater improvements. However, user fees in urbanized areas typically pay for ongoing operations and maintenance of existing facilities and may not be a major source of funding for improvements in the Specific Plan.

EXISTING COUNTY RESOURCES

General Fund

While not a primary funding source, the County's General Fund may be a useful source for short-term loans to be repaid by longer-term sources of capital.

Capital Improvement Program (CIP)

A portion of the infrastructure projects identified in the SDCSP may be appropriate for including in the County's Capital Improvement Program (CIP). Sonoma County identifies, prioritizes, and funds its major public improvement projects through the CIP, including for the construction, replacement, and repair of public infrastructure, including streets and transportation infrastructure, regional parks, and water infrastructure. The CIP indicates project priorities and estimated funding needs, and represents a cross agency effort to prioritize county-wide capital improvements to address recovery related needs, improve access to government services, and reduce the cost of government operations. The Plan provides estimated funding needs for the Board of Supervisors to consider in the course of subsequent budget discussions. The Sonoma County CIP is updated on a five-year planning basis; the current cycle covers 2021 – 2026.

For Core Campus improvements that are under the purview of Sonoma County, including complete street improvements along Arnold Drive, fire facilities, and other community-oriented amenities, and for capital improvements to the public parkland and open space, Sonoma County will need to update its CIP, or include desired projects in its 2027 – 2032 CIP.

TAX INCREMENT FINANCING FOR PUBLIC INFRASTRUCTURE, PUBLIC FACILITIES, AND AFFORDABLE HOUSING

Tax increment financing permits local agencies to finance infrastructure and other community improvements by issuing bonds secured by growth in an area's property tax revenues. Tax increment financing was approved by California voters in 1952 and later became a widely used tool of redevelopment agencies. Following the dissolution of redevelopment agencies in 2012, the State has bolstered alternative means of tax increment finance by authorizing "Enhanced Infrastructure Finance Districts" (EIFDs) and other variations of financing districts.

While not as robust as Redevelopment, tax increment financing tools can serve as an important funding source for public facilities as well as other eligible projects. Once established, infrastructure finance districts are authorized to receive tax increment revenues from a defined area with the consent of affected taxing entities, excluding school districts. The financing capacity of the districts in unincorporated areas is driven by the county's portion of the 1% property tax levy and the magnitude of new real estate development/value that is anticipated to occur within the district. It is an effective tool when the county receives a large share of the 1% property tax levy. Sonoma County receives 23% of the 1% base levy, which is a typical allocation rate for a county. Other local tax revenues can be deposited into an EIFD, including property taxes in-lieu of motor vehicle license fees, Redevelopment Property Tax Transfer Funds (RPTTF), assessment district revenues, etc.

Districts may include any area, including non-contiguous areas, within a sponsoring city or county.

Enhanced Infrastructure Finance Districts (EIFDs)

Process: The governing local agency (county for unincorporated areas) is permitted to initiate the formation of an EIFD. The first step entails forming a Public Financing Agency (PFA) to govern the district and adopting a resolution of intention to form the district. The governing entity oversees the preparation of the infrastructure finance plan, which must specify the boundaries of the district, the projects to be financed, tax revenues to be captured over time, a plan for debt financing, a fiscal analysis, and the district term. The EIFD is approved through a process of three public hearings and a “protest vote” of registered voters within the boundaries of the proposed district, which is only required if more than 25% of combined registered voters and landowners register disapproval of the formation. Otherwise, the district is formed by a majority vote of the members of the PFA. Voter approval is not required for the issuance of bond debt secured by the EIFD.

Term: An EIFD may extend 45 years from approval of bond issuance.

Use of Funds: At a minimum, infrastructure finance districts are eligible to fund public facilities that serve an area broader than the boundaries of the district. Such facilities may include transportation infrastructure, water and wastewater infrastructure, solid waste facilities, and community amenities including parks,

libraries, and childcare centers. All structures also authorize funding of affordable housing costs associated with a Transit Priority Project, pursuant to Government Code §65470.⁵ The scope of tax increment financing districts extends to other forms of private development assistance, including brownfield restoration Sustainable Communities Strategy projects, industrial structures for private use and affordable housing. While not required to build housing, infrastructure finance districts must replace any affordable units destroyed or removed in the course of the district’s activities.

Funding Capacity: EIFD revenues are generated by the voluntary allocation of a portion of each participating agency’s share of incremental property tax revenues generated within the boundaries of the district. It is likely that Sonoma County would be the only participating taxing agency of an EIFD at the SDC. EIFD revenues can be used to fund improvements on a pay-go basis, to reimburse developers or to secure debt.

Other terms: EIFDs are funded by a diversion of incremental property tax revenues to the district. It is not a new tax on property or secured by a lien on property.

⁵ A Transit Priority Project must be located within a half mile of a major transit stop, contain at least 50 percent residential uses, and reserve at least 20 percent of units for families with moderate incomes or less.



STATE PROGRAMS

Federal, state, and regional grants, loans and incentive programs are valuable sources of gap financing and funding for local infrastructure and economic development projects. There are a number of programs to fund projects that improve sustainability - affordable housing, bicycle paths, in-fill housing, connectivity improvements, intensifying development around public transit hubs, etc.

Sample Grant Programs

Cap and Trade Funds – AHSC Program (Affordable Housing & Sustainable Communities). These funds are administered by the strategic Growth Council and implemented through HCD. The goal of the funds is to incentivize the development of compact, transit-oriented affordable housing, transportation infrastructure and enhancements, and related programs that reduce greenhouse gas emissions (GHGS).

Infill Infrastructure Grant Program (IIG). This program is administered by the Department of Housing and Community Development. The primary goal is to promote infill housing development by funding infrastructure improvements that support higher density affordable and mixed-income housing in infill locations. This program requires areas be built at a minimum density of 15 units per acre, which any of the residential or flex areas in the Core Campus could be built to.

Active Transportation Program (ATP). This program is administered by Caltrans. The purpose of the ATP is to encourage increased use of active modes of transportation, such as biking and walking. The ATP consolidates existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School, into a single program with a focus to make California a national leader in active transportation.

Loan Programs

Loan programs provide local agencies and private partners with loan guarantees, access to tax exempt bond pools, or other forms of debt financing with favorable rates and terms. Commonly utilized loan programs include:

- **Clean Water State Revolving Fund Program:** This program is administered by the State Water Resources Control Board. It provides low-cost financing for a wide variety of water quality projects.
- **State Infrastructure Bank: Industrial Development Bonds:** The State Infrastructure Bank's Industrial Development Bonds program funds the acquisition, construction and rehabilitation of manufacturing facilities. Bonds are issued by the State Infrastructure Bank, local Industrial Development Authorities, or Joint Power Authorities. Applications are submitted for specific projects rather than for community wide improvements. IDB financing provides projects up to \$10 million in long-term financing at favorable interest rates. Terms of maturity are limited to 120% of the life of the

assets financed. The majority of funds must be dedicated toward production purposes; no more than 25% may support investments in office or warehouse space. Applications are accepted on an ongoing basis.

- **State Infrastructure Bank Revolving Loan Program:** The State Infrastructure Bank Revolving Loan Fund provides favorable loans of up to \$25 million to local agencies to finance a range of infrastructure projects. Eligible projects include public facilities such as streets, water, and wastewater infrastructure, as well as private development assistance including the construction of industrial and commercial facilities and related infrastructure. Local agencies determine the revenue source for loan repayment. Applications are accepted on an ongoing basis.

- **Statewide Community Infrastructure Program (SCIP):** The Statewide Community Infrastructure Program is a tax exempt financing pool administered by the California Statewide Communities Development Authority (CSCDA). Thirty-year, tax-exempt bonds issued by CSCDA are secured by special assessments or a special tax levy. Proceeds may be used to fund public facilities, advance impact fees payable to a local agency, or reimburse developers for the cost of public improvements. The SCIP achieves favorable interest rates by pooling smaller financings into a single bond issuance. SCIP can also assist local agencies in the establishment of special assessment or community facility districts. Any local agency that is a member of CSCDA is eligible to participate; applications are accepted on an ongoing basis.



FEDERAL PROGRAMS

Historic Tax Credit Program for Rehabilitation of Historic Structures

The Federal Rehabilitation Tax Credit, otherwise known as the Historic Tax Credit, is one of the most powerful historic preservation tools available. Recognizing the cost associated with rehabilitating historic buildings, the Historic Tax Credit provides a 20% income tax credit to developers of income producing properties such as office buildings, retail establishments, rental apartments, and others. The value of the tax credit is typically equivalent to 20% of eligible costs.

Established first in 1976, since its inception, the tax credit has resulted in the preservation of more than 45,000 buildings and generated over \$102 billion in estimated rehabilitation investment. In 2019 alone, 1,042 completed projects generated \$5.7 billion in rehabilitation work and created 172,416 low- and moderate-income housing units.

Low Income Housing Tax Credit Program (Federal and State Program) for Affordable Rental Housing

The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Without the incentive, affordable rental housing projects do not generate sufficient profit to warrant the investment.

The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years. Investor equity contributed to the project in exchange for the credits typically finances 30% to 60% of the capital costs of the project. California generally requires affordability covenants to remain in place for at least 55 years.



Appendix A

SDC Specific Plan Standard Conditions of Approval

Appendix A: Standard Conditions of Approval

The following Standard Conditions of Approval are the environmental mitigations that will need to be reflected in a checklist or other development conditions that will be prepared by Permit Sonoma following the adoption of the SDC Specific Plan and that will be applied to all future development within the Planning Area. These Conditions of Approval are applicable at different stages of the planning and development process, from pre-application to post-construction, and may be performed at a site-wide or building-level scale, as applicable. Some of these conditions could be met by conducting a pre-construction site-wide survey that addresses multiple topics—such as for biological resources—while others may be more appropriate as pre-occupancy permitting conditions. These SDC-specific conditions are in addition to other standard conditions that are applied countywide.

Open Space and Resources, and Hazards Conditions of Approval

HAZ-1 Ensure that if construction activities occur between the hours of 10 p.m. to 7 a.m., within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), the following measures shall be implemented:

- i. Nighttime construction noise shall not exceed the noise level standards shown in Table NE-2 of the Sonoma County General Plan 2020 when conducted between the hours of 10 p.m. to 7 a.m.
- ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.
- iii. The analysis of nighttime construction activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of construction equipment to be used and the potential noise levels at noise-sensitive receivers located 0.5 miles of a noise-sensitive receiver.
- iv. Provided the nighttime construction noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.

- v. Provided the nighttime construction noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table NE-2, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing activities at a further distance from the noise-sensitive land use.

HAZ-2 If construction activities using pile driving or blasting occurs during construction, the following measures shall be implemented:

- i. For all preserved and reused buildings, pile driving or blasting vibration shall not exceed the structural damage impact of 0.08 in/sec PPV at these vibration-sensitive receivers.
- ii. Daytime (7 a.m. to 10 p.m.):
 - a. Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver.
 - b. Daytime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area.
- iii. Nighttime (10 p.m. to 7 a.m.):
 - a. Nighttime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area within 0.25 mile of the vibration-sensitive receivers.
 - b. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis.
 - c. The analysis of nighttime blasting vibration shall be completed in accordance with industry standards. The analysis shall consider the blasting plan and potential vibration levels at vibration-sensitive receivers located within 0.25 mile of the vibration-sensitive receivers.
 - d. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, pile driving or blasting may proceed without additional measures.
 - e. Provided the analysis concludes that vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, additional measures shall be implemented to reduce vibration levels below the

standard. These measures may include, but not be limited to, pre-drilling pile holes, utilizing a vibratory pile driver, performing pile driving at a further distance from the noise-sensitive land use, or using blasting mats to reduce vibration levels below the threshold.

HAZ-3 Implementation of Best Management Practices to reduce exposure of workers to contaminated materials during construction should be followed. Some BMPs include OSHA 40-Hour training, misting/wetting of soil before transportation, covering loads of soil or debris during transportation, covering stockpiles to protect them from inclement weather or high winds, continuous soil sampling, proper disposal practices, and prohibiting long term road closures or blocking of roadways that would impair or interfere with emergency response or evacuation.

A Soil Management Plan shall be prepared and used to provide procedures and protocols for excavating, handling, or storing soils with identified hazardous or potentially hazardous materials. The Soil Management Plan will: identify procedures for monitoring exposure during excavation and handling activities; specify dust control measures and monitoring activities during excavation activities; specify approved temporary stockpile locations and measures to protect the environment such as placement of temporary plastic liners and covers to prevent the spread of contamination; specify methods of transportation from the site and locations of approved solid waste handling facilities or waste disposal sites; specify transportation routes from the site; specify the qualifications of the personnel to perform the waste characterization and removal activities; document that removed soils are characterized in accordance with hazardous waste rules and regulations and in accordance with disposal facility acceptance criteria; and identify procedures for documenting the proper disposition of the soils removed from the site including the sampling and testing of representative samples.

A Health and Safety Plan shall be developed for each specific sub-site or activity that would involve removal or exposure to hazardous or potentially hazardous materials. The Health and Safety Plan will identify the project location and background, health and safety considerations including the types of hazards present, project personnel and safety responsibilities, personal protective equipment, and emergency procedures. Abatement involving asbestos or lead-based paint should follow OSHA procedures and be performed by licensed Contractors and Certified workers to reduce risk to people and the environment.

UTIL-1 The existing raw water conveyance system shall be surveyed to identify its alignment through the core area and beyond to connections at the onsite water sources, storage tanks, and WTP. An evaluation of the condition of the piping through CCTV and other non-invasive methods will be required to determine the adequacy of the piping to be re-used or the extent of repairs need.

- UTIL-2** **Once a condition assessment of the existing raw water transmission piping has been completed, the Valley of the Moon Water District shall prepare an estimate for the repair,** replacement, refurbishment, or relocation of the raw water transmission piping needed to utilize the onsite water sources and agree to improvement and maintenance of these pipelines needed to ensure the water supply conveyance to treatment facilities and subsequently to customers.
- UTIL-3** **Complete an analysis of the capacity of SVCSD trunk sewer to serve the SDC at full buildout.**
- UTIL-4** **Annex the portion of the SDC Core Campus outside of the SVCSD service area into the SVCSD.**
- UTIL-5** **Topsoil removed in preparation for construction grading and drainage shall be stored on or near the site and protected to prevent soil loss while the work is underway.** Topsoil shall not be stored on top of root systems of trees intended to be preserved. Topsoil shall be restored to disturbed surfaces prior to revegetation. See also CALGreen residential mandatory measures and Sonoma County Code Section 11.14.080.
- WQ-1** **Construction activities must comply with existing regulations** presented in NPDES permits, San Francisco Bay MRP, the Sonoma County Code, the MS4 Phase II Permit, and the Sonoma County General Plan.
- WQ -2** **Any potential hazard to life or property in the Planning Area shall be properly investigated by the appropriate licensed professional.**
- WQ -3** **All development that requires a geotechnical, hydrological, or environmental report shall utilize the recommendations of said report and be in compliance with regulatory agencies.**
- WQ -4** **Existing storm water systems shall be updated to reduce infiltration of pollutants into waterways.**
- WQ -5** **Since both reservoirs at the Planning Area are classified as at least a high hazard, an Emergency Action Plan (EAP) must be implemented** in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP must be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.
- GEO-1** **Geotechnical investigations shall be performed in areas of existing structures** to be rehabilitated or new proposed structures to establish appropriate mitigation techniques. A geotechnical investigation shall be used to evaluate the presence of liquefiable soils, lateral spreading, expansive soils, seismic hazards or landslide hazards. Possible mitigation measures for the geotechnical investigation may include removal of liquefiable or expansive soils, installing retaining structures, or the construction of deep foundations. Expansive soils may also be mitigated with lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Additionally, areas with greater than 15 percent slope will require a geotechnical

investigation. Potential landslide mitigations include the creation of buttress fills, retaining structures, or reducing slope steepness. Avoidance of potential landslide areas would also be done where feasible.

- a) A geotechnical investigation shall also be performed to determine the presence of an unstable geologic unit. Potential geotechnical design measures include recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations performed by a registered civil or geotechnical engineer will identify potential impacts which will allow mitigation measures to be accurately applied to an extent that the risk to life or property be reduced to a less-than-significant level.
- b) A geotechnical investigation shall be performed for any new development to be constructed at the site. The geotechnical investigation should evaluate the hazards of expansive clay soils, liquefaction and lateral spreading, creek bank stability, slope stability, landslides, existing fill and cut slope stability, and seismic shaking. The report shall provide design recommendations for mitigation of expansive soils and unstable geologic units to an acceptable level. Mitigations for expansive soils may include measures such as lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Mitigation measures for unstable geologic units may include removal of unstable geologic fills, recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations will identify potential impacts which will allow mitigation measures to be accurately applied.

GEO-2 Both Fern and Suttonfield lakes are currently under the responsibility of the State/SDC. Since both reservoirs at the Planning Area are classified as at least a high hazard; an Emergency Action Plan (EAP) must be implemented in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP will need to be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.

GEO-3 Halt Construction Activity in Case of Finding Paleontological Resources, Evaluate Find, and Excavate Find. In the event that previously unidentified paleontological resources are uncovered during site preparation, excavation, or other construction activity, applicants proposing development of projects within the Planning Area shall cease all such activity within 25 feet of the discovery or ensure that all such activity within 25 feet of the discovery ceases until the resources have been evaluated by a qualified professional and specific measures can be implemented to protect these resources in accordance with Sections 21083.2 and 21084.1 of the California

Public Resources Code. If the qualified paleontologist determines the find is potentially significant, the project applicant shall ensure a qualified paleontologist shall excavate the find in compliance with state law, document the find, and arrange for curation at a depository, keeping project delays to a minimum. If the qualified paleontologist determines the find is not significant, then the project will continue without delay.

GEO-4 Halt Work if Cultural Resources are Encountered and Evaluate Resource. Developers of projects in the Planning Area shall halt all work if cultural resources are encountered during excavation or construction of a project and retain a qualified archaeologist to evaluate and make recommendations for conservation and mitigation. All such recommendations shall be in accordance with section 5097.98 of the California Public Resources Code, and section 7050.5 of the California Health and Safety Code, as applicable.

GEO-5 Inadvertent Discovery Protocol. In the event an archaeological resource is encountered during excavation or construction activities for projects within the Planning Area, the construction contractor shall halt construction within 50 feet of the find and immediately notify the City. Construction activities shall be redirected and the project proponent shall, in consultation with the City, retain a qualified professional archaeologist to 1) evaluate the archaeological resource to determine if it meets the CEQA definition of a historical or unique archaeological resource and 2) make recommendations about the treatment of the resource, as warranted. If the resource does meet the CEQA definition of a historical or unique archaeological resource, then it shall be avoided to the extent feasible by project construction activities. If avoidance is not feasible, then adverse effects to the deposit shall be mitigated as specified by CEQA Guidelines Section 15126.4(b) (for historic resources) or Section 21083.2 (for unique archaeological resources). This mitigation may include, but is not limited to, a thorough recording of the resource on Department of Parks and Recreation Form 523 records, or archaeological data recovery (b)(3)(C), which requires a data recovery plan prior to data recovery excavation, shall be followed. If the significant identified resources are unique archaeological resources, mitigation of these resources shall be subject to the limitations on mitigation measures for archaeological resources identified in CEQA Guidelines Sections 21083.2 (c) through 21083.2 (f).

GEO-6 Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, developers of projects in the Planning Area shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resource are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.

GEO-7 All local tribes contacted per SB 18 and AB 52 must be given the opportunity to monitor ground disturbance activities during implementation of the Proposed Plan.

BIO-1 Perform specific Project biological resource assessments. Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level. These measures shall meet or exceed those described for special-status taxa in the following measures of this section. In addition, the following best management practices (BMPs) shall be implemented for all projects:

1. An environmental awareness training program shall be provided to personnel working on the project. The training shall include materials that describe the sensitive habitats and species present and the measures that have been incorporated into the project to protect those habitats and species. The training materials shall be prepared by a qualified biologist who will train a member of the contractor's crew to provide follow-up trainings to newly hired employees during the construction period. These materials may be updated as new information is available.
2. All work areas, including parking and staging areas, shall be the minimum size necessary to implement the project and will be clearly delimited prior to implementation of any work.
3. All trash and debris shall be confined in enclosed bins located within staging areas.
4. No pets will be allowed within the construction area.
5. Any soil or other material stockpiled during construction that could be easily transported by wind or rain shall be covered when not actively in use.
6. No materials shall be placed where they may enter sensitive habitat, receiving waters, or a storm drain, or be subject to wind or runoff erosion and dispersion.
7. Appropriate washout, trackout, and dust control BMPs shall be implemented during construction.
8. All vehicles and equipment scheduled for use in construction on the site shall be clean and free of mud or vegetation that could introduce plant pathogens or propagules of non-native plants. This includes equipment hauled into the site. The importance of this measure shall be discussed in the environmental awareness training materials.
9. No construction vehicles or machinery shall be allowed outside of the delimited parking, staging, and work areas.

10. All vehicles and equipment used on-site shall be well maintained and checked upon site entry for fuel, oil, and hydraulic fluid leaks or other problems that could result in spills of toxic materials. Drip pans will be used under all vehicles and equipment when not in active use.
11. All vehicle fueling and maintenance activities will occur at least 100 feet away from any wetland, stream, or other water body unless in a designated area with appropriate berms to prevent spills from traveling beyond the upland work area.
12. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed for the project and all measures included in the SWPPP shall be implemented during all phases of construction, as appropriate.
13. Temporary erosion control materials shall be inspected on a regular basis during construction consistent with the SWPPP, and any required repairs shall be implemented immediately.
14. For any work within aquatic features or required setback around such features, the contractor shall be prepared to handle any localized hazardous waste spills (e.g. gas, oil, or pesticides). Spill control and clean-up materials (e.g., oil absorbent pads, fiber rolls) shall be kept on-site at all times in case a spill occurs. Any waste materials including, but not limited to, raw cement/concrete or washings thereof, asphalt, paint, construction waste, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, should be prevented from contaminating the soil and/or entering any waterway or sanitary sewer system.
15. All erosion control materials should use certified weed-free straw or other biodegradable, weed-free materials. No materials containing monofilament netting shall be used.

BIO-2 Avoid impacts to special-status bats and all bat maternity and hibernation roosts. A qualified biologist shall perform pre-construction survey(s) for bat roosts. Surveys shall be conducted by concentrating on large trees (DBH >12 inches), man-made buildings and cliffs/rocky outcroppings within 100 feet of any planned work areas. Surveys shall occur no more than 14 days prior to the start of work. The biologist will evaluate whether potential roost habitat occurs and to determine the type (i.e., maternity or non-maternity) and status (i.e., active or inactive) of the roost. No active maternity roost or hibernation roost will be removed. For other roosts:

1. If large trees (DBH >12 inches) identified as potential bat roosts that are not active maternity or hibernation roosts are to be removed, they shall be flagged by the surveying biologist. On the first day of removal of flagged trees, limbs shall be removed in the late afternoon from flagged trees. This disturbance shall cause any roosting bats to locate an alternative roost during their nighttime foraging. As potentially roosting bats will have left over the course of the night, the rest of the tree can be cut down on the second day. On the second day, the trees shall be felled as late in the afternoon as is practicable.

BIO-3 Avoid impacts to American badger.

1. No more than 14 days before the start of ground disturbance activities within open grassland and adjacent oak woodland, a biologist shall conduct pre-construction surveys to determine if American badger are present.
2. If American badger dens are determined to be present, the biologist shall monitor them for activity to determine whether the den is active. If the den is determined to be occupied by a female with young, ground disturbance and construction activity shall be avoided within 50 feet of the den until the young have matured and dispersed. If the den is determined to be active, but a female with young are not present, burrow exclusion using passive measures such as one-way doors or equivalent shall be attempted for a minimum of three days to discourage their use prior to any project-related ground disturbance. If the biologist determines that the dens have become inactive as a result of the exclusion methods, the dens shall be excavated by hand to prevent them from being re-occupied during construction.

BIO-4 Avoid impacts to nesting raptors including white-tailed kite and golden eagle.

1. Prior to starting construction activities during the nesting season, generally defined as February 1 through August 31, targeted surveys for active raptor nests shall be conducted. An active nest contains eggs or young.
2. If a non-listed raptor nest containing eggs or young is determined to be present within the work area, then a protective buffer shall be implemented and no project work shall occur within the buffered area until the chicks have fledged and no longer require parental support for survival, or the nest has been determined to be inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.
3. If a special-status raptor nest is determined to be present within the work area, or within 0.5 mile of the work area, consultation with the CDFW and/or USFWS shall occur and any measures recommended or required by those agencies shall be implemented.

BIO-5 Avoid impacts to burrowing owl. Burrowing owl is listed as a species of special concern by the CDFW. While the species was not observed during the assessment, potentially suitable habitat is present, and suitable burrows may exist in the future. The following measures shall be implemented to avoid impacts to burrowing owls:

1. A pre-construction survey shall be performed prior to start of ground disturbance activities where ground squirrel burrow complexes or other refugia are present. This survey shall occur regardless of the time of year, as burrowing owls may use the Planning Area during the non-nesting season. The survey shall be performed according to the standards set forth by the Staff Report for Burrowing Owl Mitigation (CDFW 2012), unless more current guidance has been released.

2. Passive exclusion techniques, such as one-way doors, can be used to exclude burrowing owl from occupied burrows outside the nesting season or if a burrow is determined not to support an active nest. An active nest includes those with eggs or young. Once exclusion is completed, the burrows shall be collapsed to avoid attracting owl back to the planned or active work area.
3. If burrowing owls are excluded from wintering habitat (anytime between September 1 and February 1) and wintering habitat is converted, it shall be mitigated for at a ratio of no less than 1:1.

BIO-6 Avoid impacts to northern spotted owl. Northern spotted owl has potential to nest in forests and forage in adjacent areas on the SDC. Prior to construction activities that are scheduled during the breeding season of northern spotted owls (typically March 15-July 31) within riparian, evergreen and/or oak forests, or within 0.5 miles of these forests, the specific Project Sponsor shall contract a qualified biologist to identify northern spotted owl activity centers and/or nests within a project area and within 0.5 miles of it in areas that could support northern spotted owl nesting. Surveys will occur between March 15 and the end of May. The survey methodology will be the most applicable, current, approved method from the USFWS. Any active northern spotted owl nest sites shall be avoided by a distance determined by a qualified biologist to be sufficient to avoid nest failure, but shall not be less than 0.25 miles. The no-work buffer shall remain in place until the end of the nesting season or until a qualified biologist determines that the nest is no longer active. If active nests are detected and work will occur before nests become inactive, the specific project will engage with the USFWS and CDFW to ensure that project activities would not result in take of northern spotted owls, or if take could occur, the specific project will acquire all needed permits prior to commencement of work.

BIO-7 Avoid impacts to tricolored blackbird. Tricolored blackbird has potential to nest in the vegetation surrounding Fern Lake and Suttonfield Lake. Some portions of Sonoma Creek may also support the species. For work that will occur within 500 feet of these features during the nesting season (February 1- September 1), a qualified biologist shall conduct a nesting survey within 7 days of commencement of construction. If active nests are detected they shall be avoided by at least 250 feet. The 250-foot no-work area may be reduced by a qualified biologist after observation of active nests and consideration of the work to be performed. In no case shall the no-work buffer be reduced to less than 100 feet.

BIO-8 Avoid impacts to other special-status and non-status nesting birds. In addition to the aforementioned species, several other special-status and non-status birds may nest on the SDC site. Most native bird species are protected under the MBTA as well as the CFCG may use the Planning Area for nesting. The following measures are required to avoid impacts to nesting birds:

1. If vegetation removal, demolition of buildings or work on bridges, or initial ground disturbance activity occur during the nesting season, defined as February 1 through August 31, then a pre-construction nesting bird survey within the work area shall be completed by a biologist no more than 7 days (or the time interval set by Department permits issued for the project) prior to the start of work.

2. If active nests (nests with eggs and/or chicks) are observed during the pre-construction survey, project activities shall avoid the area as determined by the biologist and resume the protective buffer only after the young have fledged the nest or the nest otherwise becomes inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.

BIO-9 Avoid impacts to western pond turtle. Western pond turtle has potential to occur in or near aquatic features in the Planning Area. Direct impacts to aquatic features could result in the loss of suitable habitat or harm of pond turtles if they are present. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to western pond turtle:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of ponds, reservoirs, or wetted streams which may support western pond turtle shall occur between July 1 and October 31 to avoid the peak nesting season and winter inactivity periods for western pond turtle.
2. No more than two days prior to the start of work within 300 feet of ponds, reservoirs, or wetted streams with the potential to support western pond turtle, a pre-construction survey for western pond turtle shall be completed. If the species is observed, the biologist shall provide measures to avoid direct impacts based on the planned work. Such measures may include a protective no-work buffer, exclusion fencing, monitoring, or coordination with CDFW if relocation is required.

BIO-10 Avoid impacts to foothill yellow-legged frog (FYLF), red-bellied newt and California giant salamander. These special-status amphibians are all CDFW species of special concern and have potential to occur in or near the streams in the Proposed Plan Area. FYLF and California giant Salamander have been detected on-site. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to FYLF, California giant salamander and red-bellied newt:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of wetted streams shall occur between March 1 and October 31 to avoid the rainy season, when amphibians are more likely to traverse the landscape.
2. For work below top of bank or within 100 feet of the top of bank of any stream, a qualified biologist shall be present to monitor work and ensure that FYLF, California giant salamander and red-bellied newts are not adversely impacted. Work each day shall not begin until the area to be disturbed has been surveyed and cleared by the qualified biologist.

BIO-11 Avoid impacts to California red-legged frog (CRLF). California red-legged frog has potential to occur in or near the streams, reservoirs and other aquatic features in the Proposed Plan Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to CRLF:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of aquatic features shall occur between June 1 and October 31 to avoid the rainy season, when CRLF are more likely to traverse the landscape.
2. For work that occurs within 300 feet of an aquatic feature, anytime, a qualified biologist will perform a pre-construction survey at least each morning prior to start of construction, unless otherwise authorized through a project-specific permit or consultation with USFWS. A qualified biologist shall be present during all initial ground disturbing construction activities and initial vegetation removal in non-developed areas within 300 feet of aquatic features during anytime of the year and anywhere these activities occur between October 31 and June 1. If CRLF is detected, work in the area where the CRLF was detected will stop and the CRLF will be avoided by 150 feet unless it can be relocated under a USFWS-issued permit.
3. For each specific project that will work within 300 feet of an aquatic feature anytime of the year or anywhere in the Proposed Plan area between October 31 and June 1, the specific project will be evaluated by a qualified biologist for its potential to result in take of individual CRLF or impact its habitat. If it is determined that take of CRLF or its habitat could occur as a result of construction activities, consultation with the USFWS will occur and additional measures to protect CRLF will be developed in the permitting process and implemented during the construction phase.

BIO-12 Avoid impacts to California freshwater shrimp and listed salmonids. Federal-listed California freshwater shrimp and listed salmonids (e.g. steelhead) have potential to occur in the streams in the Project Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to California freshwater shrimp and listed salmonids:

1. Avoid work below top of bank of streams in the Proposed Plan Area. As long as no work occurs below top of bank, BMPs described in Measure Bio-1 and Proposed Plan Biological Resources / Habitat policies 2-25 and 2-26 would ensure no impacts to California freshwater shrimp and any listed salmonids.
2. If work below top of bank of streams cannot be avoided, an evaluation of the specific work area, project activities and any areas that could be indirectly impacted by the project shall be conducted by a qualified biologist. If it is determined that California freshwater shrimp, listed salmonids or their habitat could be adversely impacted, consultation with the USFWS and National Marine Fisheries Service (NMFS) shall occur and permit conditions shall be implemented. In addition to compliance with Sonoma County Municipal Code Sec 26-65 and permitting requirements, project activities shall implement BMPs described in Measure Bio-1

and Proposed Plan Biological Resources / Habitat policies 2-27, 2-28, and 2-29 to ensure protection of habitat, water quality, and the riparian corridor.

BIO-13 Avoid special-status plants. The following measures are required to avoid, minimize, or mitigate for impacts to special-status plants present on the site or with moderate or high potential to occur in project areas:

1. Pre-construction botanical surveys of non-developed areas shall be conducted prior to ground breaking. Pre-construction surveys shall be completed by a qualified biologist during the appropriate identification period for plants with the potential to occur in the area scheduled for ground breaking. Edge of populations shall be mapped and visibly marked prior to ground disturbance. Additionally, previously mapped occurrences of any special-status plant shall be visibly marked.
2. To ensure no indirect impacts to populations outside of the project area, individual occurrences of special-status plants shall be avoided by a minimum of 20 feet.
3. For all specific, ground disturbing projects, when avoidance is not feasible or practicable, as determined by the botanical expert, species-specific mitigation shall be developed that minimizes impacts and compensates for any loss of plant occurrences through a combination of enhancement (e.g., weed management and supplemental seeding within existing stands of the species in question), restoration or creation (e.g., establishment of new populations), and preservation (e.g., placement of appropriate protective assurances over existing occurrences).
4. Any mitigation shall follow generally acceptable rare plant mitigation guidelines and shall consider the specific ecology of the species in question, as well as the conservation status and the number of occurrences within the overall property. The mitigation shall also include regularly scheduled monitoring, an adaptive management component, and clear performance standards to ensure success.
5. If any species listed under the federal or California endangered species act are encountered they shall be avoided unless the relevant permits for take of those species are issued.

BIO-14 Avoid, minimize, or mitigate for impacts to aquatic communities. Prior to any impacts to protected aquatic resources, the Project Sponsor shall submit applications for necessary permits from the Army Corps, RWQCB, CDFW, and/or Sonoma County. Any avoidance, minimization, or compensatory mitigation measures required by those permits shall be incorporated into the project design. An aquatic resources mitigation plan (HMMP) shall be submitted as part of the permit applications in accordance with federal and state requirements.

BIO-15 Avoid and protect wetlands during construction. Prior to commencement of ground disturbing activities, specific Project Sponsors shall ensure that wetlands to be protected are clearly identified on the site using flagging, lathe, pin flags or other methods sufficient to

ensure that construction equipment does not enter protected areas. Field demarcation of wetlands shall be in agreement with the findings of a jurisdictional wetland delineation or biological resources report produced by a qualified biologist with experience in wetland delineation. Exclusion markers will be removed after construction is complete. This measure is additive to any applicable State or Federal permits issued for specific projects.

BIO-16 Compensate for impacts to jurisdictional wetlands and aquatic features. If specific projects impact sensitive aquatic features, including wetlands and such impacts cannot be avoided, Project Sponsors shall develop a habitat mitigation plan subject to approval by those agencies with oversight over the impacted resource. The plan shall detail the type and extent of impact, the type of habitat impacted, the agencies responsible for oversight of the resource, compensation strategy (via preservation, creation or restoration) and will describe the procedures for monitoring and provide clear success criteria for the compensation areas. Compensation areas will be as near to the impact as feasible, while still enhancing habitat function. The specific Project Sponsor will be responsible for the financial requirements associated with this measure.

Mobility and Access Conditions of Approval

MOB-1 Construction of the Highway 12 connector should reuse the existing street network to the greatest extent feasible.

MOB-2 Construction of the Highway 12 connector should

Land Use Conditions of Approval

LU-1 For any historic resource that is being considered for demolition, require that the developer hire a preservation architect to undertake a conditions assessment and feasibility study to justify the action. The project sponsor of a development project in the Plan Area shall also consult with the Sonoma County Planning Division at the time of submittal of an environmental evaluation application to determine whether there are feasible means to avoid a substantial adverse change in the significance of a contributing resource(s) to the SSHHD. Avoidance and minimization measures shall seek to avoid demolition and retain the resource's character-defining features. This includes consideration of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, which cover adaptive reuse, retention and repair of character-defining features, moving contributing resources within the site as an alternative to demolition, and designing sensitive additions and alterations. Reuse feasibility studies for each individual project that proposes

demolition of a contributing resource shall be produced and compatibility analyses for new construction within 75 feet of an extant contributing resource shall be prepared to ensure that new buildings do not overwhelm or unnecessarily contrast with the historic buildings.

LU-2 In evaluating the feasibility of avoidance or reduction of effects, the Planning Division shall consider whether avoidance or reduction can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors, along with the Proposed Plan policies and project objectives. The applicability of each factor may vary from project to project, and will be determined by staff on a case by-case basis. Should Planning Department staff determine through the project review process that avoidance or reduction of effects on historic architectural resources is infeasible, policies LU-3, LU-4, LU-5, LU-6, and LU-7 shall be applicable.

LU-3 The Project Sponsor shall retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History to prepare written, photographic, and measured drawing documentation of the California Register- and National Register-eligible Sonoma State Home Historic District. Prior to the first demolition or construction permit issued for the site, documentation as described below for the overall SSHHD and the first adversely impacted contributing resource(s) shall be required. When additional demolition or construction permits are required, documentation of those contributing resource(s) shall be undertaken.

- a) The documentation for the SSHHD shall be prepared based on the National Park Service's Historic American Building Survey (HABS)/Historic American Engineering Record (HAER)/ Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation will include the following:
- b) Drawings
 - i) Efforts shall be made to locate original drawings and/or site plans of the SSHHD during its period of significance. If located, these drawings shall be photographed or scanned at high resolution, reproduced, and included in the dataset. In addition, an existing conditions site plan depicting the current configuration and spatial relationships of the contributing buildings and landscape features shall be included in the dataset.
 - ii) At the time of each proposal that is deemed to adversely impact a contributing resource to the SSHHD, either through demolition or substantial alteration, effort should be made to locate original drawings of the resource to the SSHHD that will be demolished. If located, these drawings should be photographed or scanned at high resolution, reproduced, and

added in the dataset. HABS-style measured drawings of each contributing resource that will be adversely impacted shall also be produced. The HABS-style drawings shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architecture or Historic Architecture.

c) Photographs

- i) Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service's National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:
- ii) Context and oblique views throughout the SSHHD, including the campus core, poultry area to the east, and the SDC water and sewage system to the west and north.
- iii) Orthogonal, oblique, and detail views of any contributing buildings, structures, or landscape features that are deemed to be adversely impacted, either through demolition or substantial alteration. These may be produced as individual projects are approved and shall be added to the data set.
- iv) All views shall be referenced on a photographic key. This photograph key shall show the photograph number with an arrow indicating the direction of the view.

d) Written History

- i) A historical report shall be prepared that provides a property description and summarizes the history of the SSHHD and its historical significance, and briefly describes each contributing building and landscape feature. Documentation shall adhere to National Park Service standards for "short form" HABS/HALS documentation, and shall include the 2019 DPR forms as an appendix. The written historical report shall be prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History and submitted for review and approval prior to issuance of any demolition or construction permits for the site.
- ii) Copies of the photographs, drawings, and report shall be offered to the Sonoma County Planning Division, Glen Ellen Historical Society, and Sonoma Valley Historical Society, and to publicly accessible repositories including the Sonoma County Public Library, the California Historical Society, and the Northwest Information Center (NWIC) of the California Historical Resources Information System. The materials may be offered in the format (digital files and/or hard copies) preferred by

each recipient. These organizations and repositories are invested in archiving the history of California. This measure would create a collection of reference materials that would be available to the public and inform future research.

LU-4 The Project Sponsor shall prepare a permanent on-site, publicly accessible site-wide interpretive program, in coordination with an experienced architectural historian and interpretation/exhibit designer. The interpretive program may include display panels with historic and current condition photographs, interpretive text, and other graphics; smartphone apps; artworks; electronic media; and other means of presenting information regarding the history of the SSHHD, based on the historic district's stated significance, as well as the history of indigenous peoples on the site.

- a) In addition, for each contributing building, structure, or landscape feature is deemed to be adversely impacted, either through demolition or substantial alteration, an interpretive display involving the above-described media options shall be developed that conveys the contributing resource's specific history, use, and contribution to the SSHHD. Display panels, if included in the interpretive program, shall be placed within or as near as possible to, the location where the resource was historically located.
- b) The site-wide interpretive program shall be approved prior to the issuance of a site permit, and interpretive programs for specific contributing resources shall be approved prior to the issuance of a demolition permit for that resource. The specific interpretive program(s) shall be fully implemented and/or installed before the issuance of a certificate of occupancy for the applicable new building(s).
- c) Long-term maintenance of the permanent interpretive displays shall be the responsibility of the County, which may delegate to Planning or another relevant agency.

LU-5 Before the demolition of any contributing building or structure on the site, the subject building or structure shall be made available for salvage to companies or individuals facilitating reuse of historic building materials, including local preservation organizations. Noticing for salvage opportunities shall include notification in at least one newspaper of general circulation and online platforms as appropriate, which may include the *Sonoma County Gazette*, *Sonoma Index-Tribune*, and *Santa Rosa Press Democrat* (print and online) and the Sonoma County Planning Division. Noticing shall be compliant with Sonoma County policies and shall include a notice at the entrance to SDC on Arnold Drive about the building(s) or structure(s) proposed for demolition. The time frame for materials salvage noticing shall be 30 days. The project sponsor shall incorporate into construction specifications for proposed projects implemented under the Proposed Plan a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby contributing historic buildings within 75 feet of the construction site. This may include maintaining a safe distance between the

construction site and the building, using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.

The specification shall outline general information about the purpose of the specification, submittal requirements, project schedule, site security plan, and project performance requirements and construction techniques. The latter shall include:

- a) Where proposed excavations are within 5 feet of historic buildings and/or would extend below the foundations of historic buildings, protection and stabilization shall be designed as necessary to provide vertical support throughout the shoring, underpinning, and excavation process.
- b) Explosive charges shall not be used.
- c) If existing pavement or foundation demolition, breakup and removal operations is performed less than 75 feet from adjacent historic buildings, the contractor shall utilize deep saw cutting of existing pavement, foundations, and/or concrete structures to be removed. Alternatives to this will be allowed if mockups are satisfactory and approved by a qualified preservation professional.
- d) Route truck traffic and heavy construction equipment to minimize impacts to the adjacent structures.
- e) Secure street and sidewalk trench plates and decking at cut and cover excavations shall be installed.
- f) Minimize the duration of scheduled activities to the extent possible to reduce risks to adjacent historic structures, while allowing for safe completion.
- g) Provide adequate drainage on the site to prevent drainage-related damage to the adjacent structures, and comply with all applicable local, state, and federal requirements for drainage.
- h) Provide engineered shoring/underpinning at excavations to prevent soil movement-related damage to adjacent historic buildings. Design foundations and ground-stabilization measures where necessary and permitted by building owners to prevent uplift of adjacent soils and to prevent damage to existing building foundations.
- i) Methods that outline the contractor's responsibility to protect historic resources from damage during construction.

In addition, a qualified historic preservation professional shall review project drawings for demolition and site disturbing activities that may affect adjacent contributing historic buildings, including:

- a) Demolition
- b) Temporary and permanent shoring/underpinning

- c) Foundation design
- d) Temporary buildings, including site mounted cranes, if applicable
- e) Staging plans showing the locations of materials staging areas and indicating types of materials to be staged and time periods for staging
- f) Construction barricade and fencing plan
- g) Vehicular circulation and staging paths, indicating proposed routes and paths of travel for heavy vehicles through the site with individual plans for the different stages of construction
- h) Re-submitted project drawings produced on an as-needed basis when project details are revised, or if project techniques are changed after Construction Protection Specification review.

LU-6 **Where heavy equipment would be used on a development project, the project sponsor of such a project shall undertake a monitoring program to minimize damage to contributing buildings and structures to the SSHHD** within 75 feet of the project site and to ensure that any such damage is documented and repaired. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of contributing resource(s) within 75 feet of planned construction to document and photograph the existing conditions of the resource(s). The qualified historic preservation professional shall submit regular monitoring reports to the Sonoma County Planning Division documenting findings from regular inspections. Should damage to contributing historic resources occur, resources shall be remediated to their pre-construction condition at the conclusion of ground-disturbing activity on the site. This policy shall be conducted in coordination with HAZ-2.

Community Design Conditions of Approval

COM-1 Water Efficiency Measures for New Developments. New residential and commercial development in the Planning Area shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as required in order to ensure compliance with federal and State requirements for water efficiency. These requirements include but are not limited to use of low-flow plumbing fixtures in buildings, and inclusion of low-water use landscaping and high-efficiency irrigation systems to minimize outdoor water use.

Appendix B

Inventory of Buildings & Historic Status

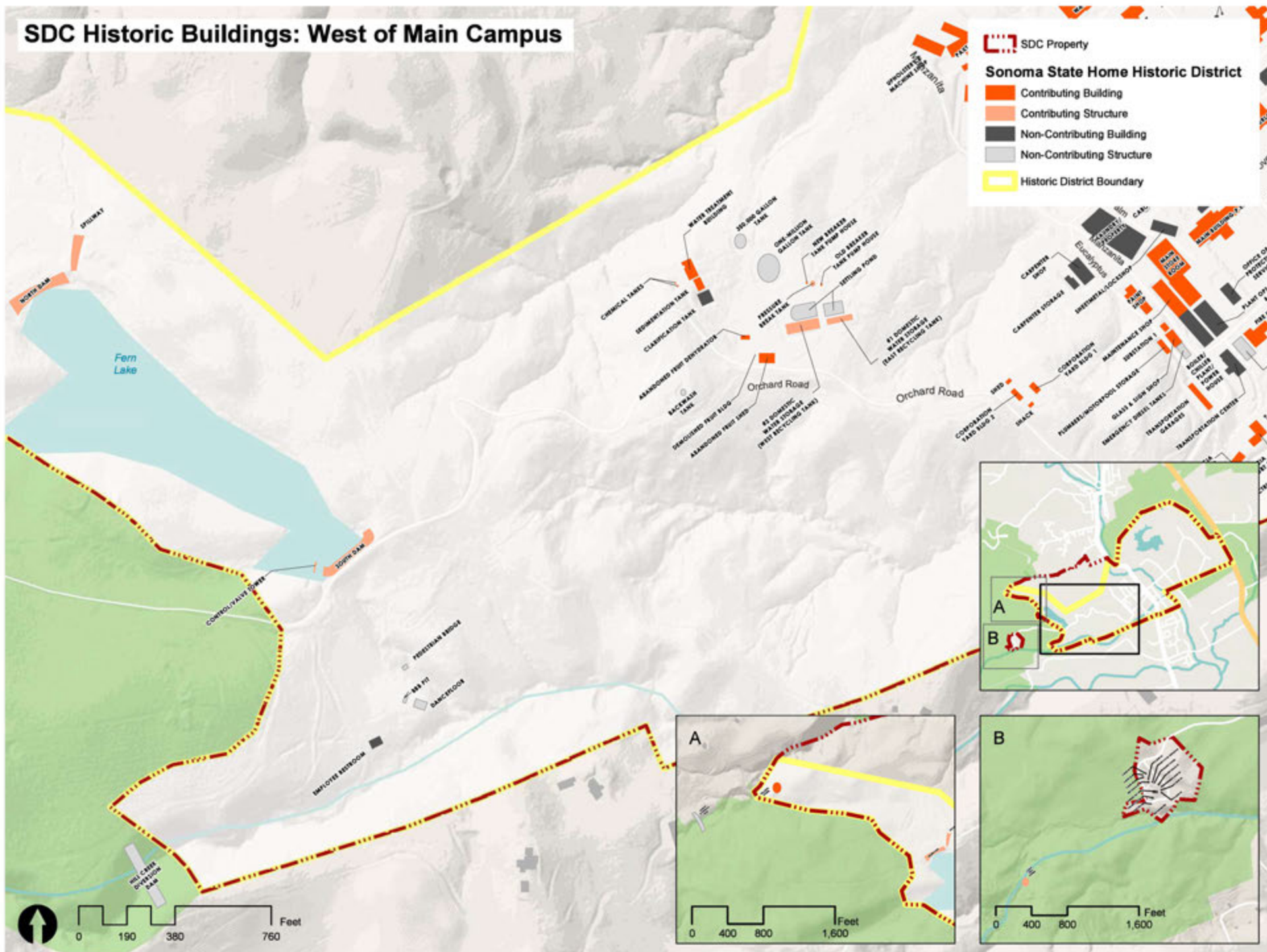
[illegible]

Source: WRT, 2018; County of Sonoma, 2020; Dyett & Bhatia, 2020; Page & Turnbull, 2020

[illegible]

Source: WRT, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2020; Page & Turnbull, 2020

SDC Historic Buildings: West of Main Campus



Source: WRT, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2020; Page & Turnbull, 2020

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
1 Domestic Water Storage #1 (East Recycling)	Structure	1890s	1	4,800	Vacant/Unknown	No
2 Domestic Water Storage #2 (West Recycling)	Structure	1960s	1	8,400	Vacant/Unknown	No
350,000 Gallon Tank	Structure	1980s	1	2,608	Vacant/Unknown	No
Abandoned Fruit Dehydrator	Building	1940s	1	593	Vacant/Unknown	No
Abandoned Fruit Shed	Building	1930s	1	2,362	Vacant/Unknown	No
Acacia Court 1	Building	1910s	2	5,272	Residential	Yes
Acacia Court 2	Building	1910s	2.5	4,587	Residential	Yes
Acacia Court Electrical Shed	Building	1960s	1	87	Vacant/Unknown	No
Acacia Court Garages	Building	1920s	2	3,824	Storage	Yes
Acorn School (CompEd Building)	Building	1980s	1	2,240	Vacant/Unknown	No
Activity Center (Blue Rose Cafe)	Building	1900s	1	7,074	Vacant/Unknown	Yes
Arnold Bridge	Structure	1930s	1	3,532	Vacant/Unknown	No
Asbury Diversion Dam	Structure	2000s	1	9,677	Vacant/Unknown	No
Backwash Tank	Structure	1990s	1	505	Vacant/Unknown	No
Balance Tanks	Structure	1950s	1	5,513	Vacant/Unknown	No
Baseball Field	Structure	1920s	1	9,650	Recreational	Yes
Bemis - Unit 450 ICF	Building	1950s	1	19,651	Medical/ Patient	No
Bentley - Unit 668 ICF	Building	1950s	1	19,651	Medical/ Patient	No
Boiler/Chiller Plant/Power House	Building	1950s	1	7,715	Vacant/Unknown	No
Breaker Tank Pump House (new)	Building	unknown	1	46	Vacant/Unknown	No
Breaker Tank Pump House (old)	Building	1910s	1	46	Vacant/Unknown	No
Brent - Unit 663 ICF Suspense	Building	1950s	1	19,651	Medical/ Patient	No
Butler (Redwoods) - Unit 476 ICF Suspense;	Building	1950s	1	47,515	Medical/ Patient	No
Butler Bathhouse	Building	1970s	1	2,250	Vacant/Unknown	No
Butler Pool	Structure	1960s	1	1,630	Vacant/Unknown	No
Cal State Central Credit Union-Health & Safety	Building	1980s	1	1,800	Vacant/Unknown	No
Camp Via Amphitheater	Structure	1960s	1	403	Recreational	No
Camp Via BBQ Pits	Structure	1960s	1	174	Recreational	No
Camp Via Cabin #1	Building	1960s	1	245	Recreational	No
Camp Via Cabin #2	Building	1960s	1	245	Recreational	No
Camp Via Cabin #3	Building	1960s	1	245	Recreational	No
Camp Via Cabin #4	Building	1960s	1	253	Recreational	No
Camp Via Cabin #5	Building	1960s	1	253	Recreational	No
Camp Via Cabin #6	Building	1960s	1	253	Recreational	No
Camp Via Cabin #7	Building	1960s	1	253	Recreational	No
Camp Via Dining Hall	Building	1960s	1	1,560	Recreational	No
Camp Via Employee Restroom	Building	1960s	1	72	Recreational	No
Camp Via Restroom #1	Building	1960s	1	320	Recreational	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Camp Via Restroom #2	Building	1960s	1	320	Recreational	No
Camp Via Shower Room	Building	1960s	1	320	Recreational	No
Camp Via Water Tower	Structure	1960s	1	147	Vacant/Unknown	No
Carousel	Structure	1910s	1	1,833	Recreational	Yes
Carpenter Shop	Building	1950s	1.5	6,056	Industrial	No
Carpenter Storage	Building	1960s	1	1,540	Industrial	No
Cemetery	Structure	1890s	1	45,629	Other	No
Chamberlain	Building	1930s	3	37,373	Medical / Patient	Yes
Chemical Tanks	Structure	unknown	1	188	Vacant/Unknown	No
Cohen - Unit 610 ICF	Building	1950s	1	19,090	Residential	No
Coon Trap Spring	Structure	unknown	1	7,559	Vacant/Unknown	No
Corcoran - Unit 449 ICF	Building	1950s	1	19,090	Medical/ Patient	No
Corporation Yard Building 1	Building	1920s	1	1,270	Industrial	No
Corporation Yard Building 2	Building	1920s	1	1,010	Industrial	No
Corporation Yard Shack	Building	1920s	1	277	Industrial	No
Corporation Yard Shed	Building	1920s	1	312	Industrial	No
Corral Pole Shelter (Hog Area Building. No. 16)	Structure	1990s	1	386	Vacant/Unknown	No
Creeside Complex (Langley Porter Research	Building	1980s	1	4,906	Vacant/Unknown	No
Cromwell - Unit 354 NF	Building	1950s	1	17,928	Residential	No
Dairy Bus Stop (Dairy Area Building No. 27)	Structure	1970s	1	211	Vacant/Unknown	No
Dunbar	Building	1920s	1	10,271	Administrative	Yes
Emergency Diesel Tanks	Structure	1950s	1	1,625	Utilities/Public	No
Emergency Generators	Building	unknown	1	1,690	Vacant/Unknown	No
Employee Picnic BBQ	Structure	1950s	1	365	Recreational	No
Employee Picnic Bridge	Structure	1950s	1	312	Recreational	No
Employee Picnic Dance Floor	Structure	1950s	1	1,561	Vacant/Unknown	No
Employee Picnic Restroom	Building	1950s	1	1,592	Recreational	No
Farrell	Building	2000s	1	4,320	Vacant/Unknown	No
Farrowing Pens (Hog Area Building. No. 12)	Building	1920s	1	3,697	Agriculture	No
Fern Lake Reservoir (Control/Valve Tower)	Structure	1910s	1	264	Vacant/Unknown	No
Fern Lake Reservoir (North Dam)	Structure	1910s	1	10,537	Vacant/Unknown	No
Fern Lake Reservoir (South Dam)	Structure	1910s	1	8,772	Utilities/Public	No
Fern Lake Reservoir (Spillway)	Structure	1910s	1	4,489	Vacant/Unknown	No
Finnerty	Building	1930s	1	11,647	Administrative	Yes
Finnerty Storage	Building	1930s	1	240	Vacant/Unknown	No
Fire House	Building	1930s	1	4,447	Utilities/Public	Yes
Fire Pit	Structure	1950s	1	89	Vacant/Unknown	No
Flat Roof Corrugated Shed (Dairy Area	Building	1990s	1	108	Vacant/Unknown	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Flat Roof Horse Lean-to (Dairy Area Building	Building	2010s	1	139	Vacant/Unknown	No
Fat Roof Horse Shelter #1 (Dairy Area Building	Demolished	1990s	1	451	Other	No
Flat Roof Horse Shelter #2 (Dairy Area Building	Building	2000s	1	244	Vacant/Unknown	No
Former Incinerator (Hog Area Building. No.	Structure	1950s	1	808	Other	No
Frederickson Receiving	Building	1950s	3	39,170	Medical / Patient	No
Front Entrance Gate	Structure	unknown	1	1,363	Vacant/Unknown	Yes
Fruit Building - DEMOLISHED	Demolished	1960s	1	1,560	Vacant/Unknown	No
Gable Roof Horse Lean-to (Dairy Area Building	Building	2000s	1	214	Vacant/Unknown	No
Gail Sifford Worksite	Building	1990s	1	5,142	Vacant/Unknown	No
Gambrel Roof Shed by Baseball field	Building	unknown	1	111	Vacant/Unknown	No
Gazebo	Structure	1980s	1	1,616	Vacant/Unknown	No
Generator Plant	Structure	1980s	1	1,150	Vacant/Unknown	No
Glass & Sign Shop	Building	1910s	2	3,558	Industrial	Yes
Goddard	Building	1930s	1	12,563	Administrative	Yes
Goddard Workshop (continuous space with	Building	1940s	1	2,863	Administrative	Yes
Harkrader/Bush DTAC 1	Building	1990s	1	2,520	Vacant/Unknown	No
Harney Bridge	Structure	1930s	1	5,811	Other	No
Hatch	Building	1920s	2	8,525	Vacant/Unknown	Yes
Hazmat Storage (Dairy Area Building No. 16)	Building	1980s	1	1,824	Vacant/Unknown	No
Hill - Unit 126 ICF Suspense	Building	1940s	1	16,001	Vacant/Unknown	Yes
Hill Creek Diversion Dam	Structure	2010s	1	11,710	Vacant/Unknown	No
Hill Creek Pedestrian Bridge	Structure	1930s	1	289	Other	Yes
Hog Shelter (Hog Area Building. No. 11)	Building	1940s	1	274	Agriculture	No
Horse Lean-to (Dairy Area Building No. 17)	Building	unknown	1	375	Vacant/Unknown	No
Horse Lean-to (Dairy Area Building No. 23)	Building	2010s	1	225	Vacant/Unknown	No
Horse Lean-to in Poultry Area (Poultry Area	Building	2010s	1	994	Vacant/Unknown	No
Horse Shelter #3 (Dairy Area Building No. 19) -	Demolished	1940s	1	207	Other	No
John Mesa Soccer Field	Structure	unknown	1	65,926	Vacant/Unknown	No
Johnson Sewage (Ordahl) Pump Station	Building	1910s	1	500	Utilities/Public	No
Jr. Farm Feed Barn (Hog Area Building. No.	Building	1950s	1	4,616	Storage	No
Jr. Farm Shed (Hog Area Building. No. 13)	Building	1950s	1	308	Vacant/Unknown	No
Judah - Unit 451 ICF (Crisis Home)	Building	1950s	1	19,076	Medical/ Patient	No
King - NF Suspense Unit 329	Building	1940s	1	15,460	Administrative	Yes
Landscape Area Wood Prefab Shed	Building	1980s	1	117	Vacant/Unknown	No
Landscape Equipment Shed	Building	1970s	1	2,747	Vacant/Unknown	No
Landscape Garage	Building	1940s	1	266	Other	No
Landscape Greenhouse	Building	1950s	1	1,196	Agriculture	No
Landscape Small Greenhouse	Building	1980s	1	147	Vacant/Unknown	No

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Landscape Storage (two discrete buildings)	Building	1940s	1	2,370	Storage	No
Lathrop - Unit 461 ICF	Building	1950s	1	18,476	Residential	No
Laundry/Property	Building	1950s	2	37,442	Industrial	No
Lux - Unit 156 ICF	Building	1950s	1	17,568	Residential	No
Main Kitchen - Eldridge Store in Dining Room	Building	1950s	1	33,139	Administrative	No
Main Store Room	Building	1930s	1.25	20,645	Storage	Yes
Main Substation	Building	1940s	1	961	Utilities/Public	No
Main Substation	Building	1940s	1	2,000	Vacant/Unknown	No
Main Substation (part of)	Building	unknown	1	183	Vacant/Unknown	No
Maintenance Shop	Building	1910s	1.5	11,294	Industrial	Yes
Malone - Unit 412 ICF	Building	1950s	1	19,013	Residential	No
Martha Jensen - Hospital Units 288 & 289 GAC	Building	1950s	1	5,414	Medical / Patient	No
McDougall	Building	1930s	1	15,000	Vacant/Unknown	Yes
Metal Horse Corral #1	Structure	1990s	1	21,887	Vacant/Unknown	No
Metal Horse Corral #2	Structure	1990s	1	2,649	Vacant/Unknown	No
Metal Picnic Pole Shelter (Hog Area Building.	Structure	1990s	1	353	Vacant/Unknown	No
Nelson Treatment Center A - Unit 390 NF; B -	Building	1960s	1	74,630	Medical/ Patient	No
Oak Lodge	Building	1900s	1.25	8,475	Vacant/Unknown	Yes
Oak Valley School	Building	1930s	1.5	42,525	Education	No
Office Of Protective Services (Library Building)	Building	1950s	1	3,220	Industrial	No
Old Sewage Treatment Facility off	Structure	1930s	1	1,565	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	46	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	1,358	Utilities/Public	No
Old Sewage Treatment Facility off	Building	1930s	1	1,154	Utilities/Public	No
Old Sewage Treatment Facility off	Structure	1930s	1	7,830	Utilities/Public	No
Old Slaughter House (Hog Area Building. No.	Building	1940s	1	1,378	Vacant/Unknown	No
One-Million Gallon Tank	Structure	1990s	1	9,639	Vacant/Unknown	No
Ordahl/Johnson - Units 216-217, 242,243 (5	Building	1950s	2	46,241	Vacant/Unknown	No
Osborne - Unit 127 ICF Suspense	Building	1940s	1	14,225	Administrative	Yes
Paint Shop	Building	1910s	1	4,695	Industrial	Yes
Palm Court	Building	1920s	2	6,157	Residential	Yes
Parmelee A&B -Units 221 & 222 NF Suspense	Building	1950s	1	20,190	Medical / Patient	No
Paxton	Building	1930s	1	10,772	Administrative	Yes
Pen #1 (Hog Area Building. No. 3)	Building	1950s	1	531	Vacant/Unknown	No
Pen #2 (Hog Area Building. No. 4)	Building	1950s	1	531	Vacant/Unknown	No
Pen #3 (Hog Area Building. No. 5)	Building	1950s	1	531	Vacant/Unknown	No
Pen #4 (Hog Area Building. No.6)	Building	1950s	1	531	Vacant/Unknown	No
Pines	Building	1920s	2	5,718	Administrative	Yes

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Plant Ops warehouse/office	Building	1950s	1	11,800	Industrial	No
Plumbers/Motorpool Storage	Building	1920s	2	2,062	Industrial	Yes
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Poppe- Unit 155 ICF	Building	1950s	1	19,848	Residential	No
Porter Administration/Post Office	Building	1950s	2	28,729	Administrative	No
Poultry Shed #2 (Poultry Area Building 1)	Building	1930s	1	10,075	Vacant/Unknown	No
Powers A&B -Units 223 & 224 NF Suspense	Building	1950s	1	19,728	Medical / Patient	No
Prefab Gambrel Shed #1 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #2 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #3 (Hog Area Building.	Building	1990s	1	72	Vacant/Unknown	No
Prefab Gambrel Shed #4 (Hog Area Building.	Building	2010s	1	102	Vacant/Unknown	No
Prefab Gambrel Shed #5 (Hog Area Building.	Building	1960s	1	136	Vacant/Unknown	No
Pressure Break Tank	Structure	1910s	1	423	Vacant/Unknown	No
Professional Education Building/PEC	Building	1890s	3	34,058	Vacant/Unknown	Yes
Pump House (Dairy Area Building No. 13)	Building	1930s	1	137	Vacant/Unknown	No
Redwood Bridge	Structure	1950s	1	1,495	Other	No
Regamey/Emparan - Units 280, 283, 284 (3	Building	1950s	2	47,348	Vacant/Unknown	No
Residence 126	Building	1910s	1	1,890	Residential	Yes
Residence 126 Garage	Building	1920s	1	800	Vacant/Unknown	Yes
Residence 133	Building	1920s	1	1,715	Residential	No
Residence 133 Garage	Building	1930s	1	556	Vacant/Unknown	No
Residence 134 Flat Roof Shelter	Building	unknown	1	114	Vacant/Unknown	No
Residence 134 Garage	Building	1950s	1	272	Vacant/Unknown	No
Residence 134 Shed	Building	1950s	1	309	Vacant/Unknown	No
Residence 135	Building	1930s	1	1,570	Residential	Yes
Residence 135 Garage 263	Building	1930s	1	271	Vacant/Unknown	Yes
Residence 136	Building	1930s	1	1,260	Residential	Yes
Residence 136 Garage	Building	1930s	1	276	Vacant/Unknown	Yes
Residence 137	Building	1930s	1	1,307	Residential	Yes
Residence 137 Garage	Building	1930s	1	277	Vacant/Unknown	Yes
Residence 138 (Grove House)	Building	1940s	1	1,433	Residential	No
Residence 139	Building	1940s	1	2,726	Residential	No
Residence 139 Garage	Building	1940s	1	1,280	Vacant/Unknown	No
Residence 139 Secondary Building	Building	1940s	1	474	Vacant/Unknown	No
Residence 140 (Sonoma House)	Building	1890s	3	5,269	Education	Yes
Residence 140 Garage	Building	1890s	1	496	Vacant/Unknown	Yes
Residence 140 Outdoor Chimney	Structure	unknown	1	447	Vacant/Unknown	Yes

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Plant Ops warehouse/office	Building	1950s	1	11,800	Industrial	No
Plumbers/Motorpool Storage	Building	1920s	2	2,062	Industrial	Yes
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Pole Sun Shades (Hog Area Building. No. 18 &	Structure	2000s	1	469	Vacant/Unknown	No
Poppe- Unit 155 ICF	Building	1950s	1	19,848	Residential	No
Porter Administration/Post Office	Building	1950s	2	28,729	Administrative	No
Poultry Shed #2 (Poultry Area Building 1)	Building	1930s	1	10,075	Vacant/Unknown	No
Powers A&B -Units 223 & 224 NF Suspense	Building	1950s	1	19,728	Medical / Patient	No
Prefab Gambrel Shed #1 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #2 (Hog Area Building.	Building	1990s	1	116	Vacant/Unknown	No
Prefab Gambrel Shed #3 (Hog Area Building.	Building	1990s	1	72	Vacant/Unknown	No
Prefab Gambrel Shed #4 (Hog Area Building.	Building	2010s	1	102	Vacant/Unknown	No
Prefab Gambrel Shed #5 (Hog Area Building.	Building	1960s	1	136	Vacant/Unknown	No
Pressure Break Tank	Structure	1910s	1	423	Vacant/Unknown	No
Professional Education Building/PEC	Building	1890s	3	34,058	Vacant/Unknown	Yes
Pump House (Dairy Area Building No. 13)	Building	1930s	1	137	Vacant/Unknown	No
Redwood Bridge	Structure	1950s	1	1,495	Other	No
Regamey/Emparan - Units 280, 283, 284 (3	Building	1950s	2	47,348	Vacant/Unknown	No
Residence 126	Building	1910s	1	1,890	Residential	Yes
Residence 126 Garage	Building	1920s	1	800	Vacant/Unknown	Yes
Residence 133	Building	1920s	1	1,715	Residential	No
Residence 133 Garage	Building	1930s	1	556	Vacant/Unknown	No
Residence 134 Flat Roof Shelter	Building	unknown	1	114	Vacant/Unknown	No
Residence 134 Garage	Building	1950s	1	272	Vacant/Unknown	No
Residence 134 Shed	Building	1950s	1	309	Vacant/Unknown	No
Residence 135	Building	1930s	1	1,570	Residential	Yes
Residence 135 Garage 263	Building	1930s	1	271	Vacant/Unknown	Yes
Residence 136	Building	1930s	1	1,260	Residential	Yes
Residence 136 Garage	Building	1930s	1	276	Vacant/Unknown	Yes
Residence 137	Building	1930s	1	1,307	Residential	Yes
Residence 137 Garage	Building	1930s	1	277	Vacant/Unknown	Yes
Residence 138 (Grove House)	Building	1940s	1	1,433	Residential	No
Residence 139	Building	1940s	1	2,726	Residential	No
Residence 139 Garage	Building	1940s	1	1,280	Vacant/Unknown	No
Residence 139 Secondary Building	Building	1940s	1	474	Vacant/Unknown	No
Residence 140 (Sonoma House)	Building	1890s	3	5,269	Education	Yes
Residence 140 Garage	Building	1890s	1	496	Vacant/Unknown	Yes
Residence 140 Outdoor Chimney	Structure	unknown	1	447	Vacant/Unknown	Yes

Building Name	Building or Structure	Year Built by Decade	Number of Stories (Many Guesstimates)	Final Gross Square Footage	Use Category	Contributor to Sonoma State Home Historic District
Storage Shed	Building	unknown	1	589	Vacant/Unknown	No
Substation 1	Building	1920s	1	684	Vacant/Unknown	Yes
Sunrise Building 7 (Dairy Area Building No. 26)	Building	1980s	1	5,088	Vacant/Unknown	No
Sunrise Road Culvert	Structure	unknown	1	269	Vacant/Unknown	No
Suttonfield Lake Complex, Dam	Structure	unknown	1	40,237	Vacant/Unknown	No
Suttonfield Lake Complex, Dike	Structure	unknown	1	7,832	Vacant/Unknown	No
Suttonfield Lake Complex, Spillway	Structure	unknown	1	17,843	Vacant/Unknown	No
Tallman	Building	1950s	1	8,753	Vacant/Unknown	No
Thompson/Bane - Units 366 & 378 NF	Building	1930s	1	25,514	Medical/ Patient	Yes
Transportation Center	Building	1950s	1	4,000	Industrial	No
Transportation Garages	Building	1930s	2	5,264	Storage	Yes
Turner	Building	2000s	1	4,320	Vacant/Unknown	No
Upholstery & Machine Shop	Building	1940s	1	5,548	Industrial	Yes
Valve Tower	Structure	unknown	1	647	Vacant/Unknown	No
Van Horn	Building	2000s	1	2,160	Vacant/Unknown	No
Vault (Former Film-Storage Vault)	Building	1940s	1	298	Vacant/Unknown	No
Wagner	Building	1920s	1	11,054	Administrative	Yes
Walnut	Building	1910s	1.5	10,061	Vacant/Unknown	Yes
Water Treatment Plant	Building	1930s	1	2,832	Vacant/Unknown	No
Water Treatment Storage (Clarification Tank)	Building	1930s	1	120	Vacant/Unknown	No
Water Treatment Storage (Sedimentation)	Building	1930s	1	1,391	Vacant/Unknown	No
Well (Dairy Area Building No. 14)	Structure	1930s	1	37	Vacant/Unknown	No
Wright	Building	1920s	1	10,271	Administrative	Yes



Sonoma Developmental Center Specific Plan

Full text, including revisions made during the Board of Supervisors hearing on 12/16/2022.

1 Vision, Guiding Principles, and Project Context

Established in 1891 in the heart of the Sonoma Valley, the Sonoma Developmental Center (SDC) site consists of a developed campus covering approximately 180 acres and approximately 765 acres of agriculture, recreation, and ecologically valuable natural areas adjacent to the Sonoma Valley Regional Park and the Jack London State Historic Park. Embedded in the natural areas is an extensive existing system of trails and access roads and a water system consisting of two reservoirs, aqueducts, springs, storage tanks, a treatment plant, pipelines and a water intake in Sonoma Creek.

SDC was the oldest facility in California created specifically to serve the needs of individuals with developmental disabilities and was sited at its current location for its picturesque, therapeutic setting, gaining national renown as a place of healing and community. In 2018, the State of California officially closed the facility, and relocated clients to smaller, community-based care facilities. SDC was also the valley's largest employer until its closure, with ties to adjacent communities of Glen Ellen and Eldridge.

Following the closure of the SDC facility, the California State Legislature enacted Government Code Section 14670.10.5 that outlines the State's goals and objectives for the SDC Specific Plan and authorizes Sonoma County to lead the planning process. In light of the statewide affordable housing crisis, State law stipulates that the SDC Specific Plan prioritize housing, especially affordable housing and housing for individuals with developmental disabilities. The legislation also acknowledges the importance of the significant open space areas of the SDC site and requires permanent protection of the SDC site's open space and natural resources, along with protection of the Eldridge Cemetery located on the property. Other required components of the planning process include involvement of the community in order to reduce uncertainty, increase land values, expedite marketing, and maximize interest of potential purchasers, and ensuring economic feasibility. The legislation contemplates that these efforts will require environmental review and amendments to the County's General Plan and zoning ordinances.

Under Section 14670.10.5, "specific plan" means a comprehensive planning and zoning document for a defined geographic region of County of Sonoma. Under California law, specific plans create a framework for development in a given area and establish a link between implementing policies of the general plan and the individual development proposals in a defined area. All subsequent public works projects, zoning regulations, subdivision and development must in turn be consistent with the specific plan.

1.1 Planning Area

The SDC site is located in the heart of the Sonoma Valley region of southern Sonoma County, about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge.

The lush Sonoma Valley lies nestled between Mayacamas and Sonoma mountain ranges. Known as the birthplace of wine in California, the 17-mile long Sonoma Valley includes a variety of landscapes and microclimates, from flat meadows and valleys to rolling hills, and from cool wind and fog to hot

sunshine—sometimes all in the same day. The valley offers visitors a delightful mix of beautiful vistas, vineyards and wineries, wine tasting, farm-fresh cuisine, California history, art, shopping, and extensive and ecologically significant natural areas and outdoor recreation.

The SDC site is located in arguably one of the most beautiful settings in Sonoma Valley, selected for therapeutic benefits resulting from its setting and connections to nature. The Planning Area, shown in Figure 1.1-2, includes all of the SDC property, encompassing an area of 945 acres (about 1.5 square miles), with former agricultural land, oak woodlands, native grasslands, wetlands, forests, large riparian woodlands along Sonoma Creek and other tributaries, a major wildlife corridor, a cemetery, and two reservoirs surrounding the historical 180-acre built area, referred to in this Plan as the “Core Campus” (see Figure 1.1-2 for boundaries). Arnold Drive bisects the property. Sonoma Valley Regional Park is directly to the north; portions of Sonoma Valley Regional Park, Martin Street, and Mill Creek to the south; Jack London State Historic Park to the west; and Sonoma Valley Regional Park and Highway 12 to the east. The property also includes the approximately 11-acres of non-contiguous Camp Via grounds within Jack London State Historic Park. The developed campus area west of Arnold Drive is part of the Sonoma State Home Historic District, which is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a California Historic Landmark. It includes two individual historic resources—the Sonoma House and its six support structures, which is eligible for listing in the National Register of Historic Places, and the Main Building, which is listed in the National Register. See Figure 1.1-1 for a map of the sub-regional context and Figure 1.1-2 for a map of the Planning Area boundaries.

The SDC site has unique opportunities for both conservation and economic development that can benefit Sonoma Valley and the entire county, while supporting the State’s housing, conservation, and other objectives. The State of California purchased the SDC site in 1889 as a 1,670-acre stretch of prime land and natural resources to expand the small existing institution. Medical facilities, residential buildings, classroom facilities, and administrative buildings were built on the campus over several decades, designed in a relatively compact footprint within the expansive grounds to maximize the benefits of the tranquility and peacefulness of the site. SDC operations made use of the significant open space for recreation and agriculture. Institutional decline in the 1970s and 1980s led to the eventual transfer of several hundred acres of what was identified as surplus land to the county and state park system, including approximately 600 acres that were transferred to the adjacent Jack London State Historic Park in 2002. When SDC was in operation, the Core Campus consisted primarily of residential buildings, with medical, educational, recreational, and administrative uses interspersed. A cluster of industrial and support buildings sits at the western edge of the core campus. On the eastern portion of the site, historic agriculture uses, including the former Sunrise Industries farm, had several support buildings, many of which were burned in the 2017 Sonoma Complex fires. Today, most of the buildings on the SDC property are vacant. The Sonoma Ecology Center continues to operate on the eastern side of the core campus, as do some of the recreational uses in the Planning Area.

Historically, SDC contributed to the economic strength of the county as the valley’s largest employer, at its height employing approximately 1,900 nursing, professional, and administrative staff and providing decades of essential patient care services to the developmentally disabled. The facility served an estimated 3,700 residents at its peak of operations in 1960.

Pursuant to an agreement with the State of California, the County of Sonoma is undertaking the SDC Specific Plan to guide future redevelopment of the Core Campus and achieve an attractive and ecologically sustainable vision, including viable mix of uses and economic development, affordable housing opportunities, natural area conservation, restoration and management, passive recreation, and cultural and historical preservation.

1.2 Vision and Guiding Principles

The Vision Statement and Guiding Principles represented a major milestone in the planning process, outlining an aspirational description of what the community would like to be in the future. Released in January 2021, the Vision Statement and Guiding Principles were informed by input from past community engagement, a community survey and workshop, Planning Advisory Team meetings, the State legislation, and technical analysis.

VISION STATEMENT

The former Sonoma Developmental Center is reinvigorated as a vibrant and sustainable community in the heart of Sonoma Valley. A mixed-use, pedestrian-oriented core provides a diverse array of housing choices, and serves as a magnet of innovation, research, education, and visitation. The surrounding open spaces flourish as natural habitats and as agricultural and recreational land linked to regional parks and open space systems. Development builds on the site's rich historic legacy while meeting contemporary needs, emphasizing resiliency and sustainable building practices. Civic uses, community gathering places, and events attract visitors from Glen Ellen, Eldridge, and the broader Sonoma region, making the center a hub of community life in Sonoma Valley.

The former Sonoma Developmental Center (SDC) site has emerged as a culturally and ecologically vibrant and resilient community. A core 180-acre developed area is surrounded by a vast protected open space of oak woodlands, native grasslands, wetlands, forests, creeks, and lakes that provide habitats and wildlife movement corridors; agricultural land; and recreational open space integrated with the surrounding park systems.

The developed core area comprises a complementary mix of housing, commercial, and institutional uses. The SDC site is financially independent and supporting infrastructure is up to date and well maintained. A variety of housing—including affordable, workforce, mid-income, and market-rate housing; senior housing; housing for people with developmental disabilities; and in new and adaptively re-used buildings—will foster a diverse and inclusive community. New development complements the adjacent communities of Glen Ellen and Eldridge. Residents enjoy pedestrian access to essential services and parks, and seamless connections to surrounding open spaces. Employment opportunities reflect the site's legacy of care and emphasize innovation, research, education, environment, and ecology, together with supporting commercial and visitor-serving uses. Sonoma Valley's former largest employment hub is reinvigorated as a regional model for sustainable development.

The reinvigorated community builds upon the site's rich historic legacy while embracing the future. Key historic resources—including the Sonoma House and the Main Building—have been repurposed for contemporary uses, and elements of the historic landscape preserved. Site design patterns—streets layout, building/street relationship, streetscape character—maintain east-west views to the

Sonoma and Mayacamas mountains and foster a harmonious sense of place. Contemporary buildings are intermixed with repurposed historic structures, creating a rich and visually cohesive development fabric.

A comprehensive network of pedestrian and bicycle paths connects residents to local and regional destinations, and to transit. Well-designed bus stops, crosswalks, and protected bike lanes create an inviting sense of safety for those of all ages and abilities and provide better walking and biking access to Glen Ellen and Eldridge, and to the regional bicycle network.

New land uses contribute positively to the site's financial feasibility, enabling efficient and sustainable construction of necessary infrastructure. Water is conserved and reused, and safety and fire protection built into the landscape, with defensible design, new fire-resistant buildings, and well-planned evacuation routes. Reuse of historic buildings has saved resources needed for new construction, and building designs reflect sustainable practices and wildfire resiliency. The surrounding open spaces, preserved in perpetuity, are home to countless local species that use SDC's habitat corridors. Sightings of wildlife throughout the site and along Sonoma Creek enrich life for residents.

The SDC site has become a multilingual gathering place for the Sonoma Valley, with public spaces for lingering and enjoying a cup of coffee or a meal; community amenities, cultural spaces, and events; playfields and recreational spaces for soccer games or a game of fetch; and seamless connections to the extensive trail networks of the SDC property, Jack London State Park, Sonoma Valley Regional Park, and the surrounding mountains.

GUIDING PRINCIPLES

1. **Promote a Vibrant, Mixed-Use Community.** Promote a diverse and integrated mix of residential development and employment uses, including research, education, office, retail, and small businesses, to promote optimal development patterns and site revitalization in the Core Campus, and provide economic opportunities for Sonoma Valley communities.
2. **Emphasize a Cohesive Sense of Place and Walkability.** Establish a cohesive visual landscape with consistent streetscapes and improved sidewalks within the Core Campus. Locate land uses and enhance the existing street network to encourage development of a walkable and pedestrian-friendly environment with gathering spaces, diverse activities, and connections within and to surrounding communities and regional trail systems. Ensure that new development complements the adjacent communities of Glen Ellen and Eldridge.
3. **Integrate Development with Open Space Conservation.** Promote a sustainable, climate-resilient community surrounded by preserved open space and parkland that protects natural resources, fosters environmental stewardship, and maintains and enhances the permeability of the Sonoma Valley Wildlife Corridor for safe wildlife movement throughout the site. Support the responsible use of open space as a recreation resource for the community.
4. **Balance Redevelopment with Existing Land Uses.** Use recognized principles of land use planning and sustainability to gauge how well proposed land uses protect public trust resources and fit the character and values of the site and surrounding area, as well as benefit local communities and residents.
5. **Promote Sustainability and Resiliency.** Promote sustainable development practices in building and landscape design. Plan infrastructure efficiently and sustainably, conserving water and

creating opportunities for water reuse and recharge. Proactively plan for community safety in natural disasters, especially ensuring that emergency plans and egress routes are in place with adequate capacity, and landscapes and buildings are designed with fire defenses.

6. **Support Housing Development and Provide a Variety of Housing Types.** Promote housing to address Sonoma County's pressing housing needs and the State's key development objectives for the site. Support a range of housing opportunities, including affordable housing, workforce housing, mid-income housing, housing for individuals with developmental disabilities, senior housing, and market rate housing.
7. **Balance Development with Historic Resource Conservation.** Preserve and adaptively reuse the Main Building and the Sonoma House complex, conserve key elements of the site's historic landscape, and strive to maintain the integrity of the historic district to the west of Arnold Drive by adaptive reuse of contributing buildings where feasible. Support a cohesive community feel and character, while allowing a diversity of architectural styles.
8. **Promote Multi-Modal Mobility.** Promote car-free circulation within the site and promote transportation connections between the SDC site and the larger Sonoma Valley and Bay Area, including through transit access, safe sidewalks and crossings, and regional bicycle routes. Ensure that new development takes into consideration resultant traffic and levels of transportation activity from when SDC was operational.
9. **Ensure Long-Term Fiscal Sustainability.** Ensure that the proposed plan is financially feasible and sustainable, as financial feasibility is essential to the long-term success of the project. Ensure that the proposed plan supports funding for necessary infrastructure improvements and historic preservation while supporting the Sonoma Valley community's needs and galvanizing regional economic growth.
10. **Embrace Diversity.** Accommodate the needs of people of diverse backgrounds, interests, and income levels, creating an inclusive, accessible, inviting, and safe place that preserves SDC's legacy of care and creates opportunities for marginalized communities.

1.3 Relationship to Existing Plans

A General Plan amendment will be approved concurrently with the SDC Specific Plan that reflects the Specific Plan's vision, goals, and policies, and recognizes SDC's development potential. Maintaining "vertical consistency" between the General Plan and Specific Plan is required by State law.

RELATIONSHIP WITH THE GENERAL PLAN

The Sonoma County General Plan is the broad policy document that guides conservation, development, and public facilities and services in the County. It was last updated in 2008. The two elements that most pertain to the SDC site are the Land Use Element and the Open Space and Resource Conservation Element; the site is located within the Sonoma Valley Planning Area (Planning Area 9). The Land Use Element of the County's General Plan includes goals and policies that seek to concentrate future growth in existing urban areas to maintain separation with open space, support both rural and urban residential environments, use environmental suitability criteria to guide location of development, and protect scenic and natural resources and agricultural lands. Identified land use issues in this Planning Area include growth and traffic congestion, upgrading public services and infrastructure, protection of agricultural landscapes and resources, impacts of tourism, and water resources. The Open Space and Resource Conservation Element provides a policy framework to

protect and enhance scenic resources, landscapes and corridors; preserve “biotic” resources such as sensitive habitat areas and riparian corridors; conserve agricultural soil and lands; explore energy conservation and renewable energy production; expand outdoor recreation opportunities such as bikeways and trails; and protect archaeological, cultural, and historic resources.

ZONING CODE AMENDMENTS

While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code will translate SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and be adopted concurrently with the SDC Specific Plan.

1.4 Planning Process and Public Participation

COMMUNITY OUTREACH

Background and Prior Community Outreach

Around the time of the closure of the SDC facility, the State of California commissioned an existing conditions study, completed by Wallace Roberts & Todd (WRT) in 2018. As part of that process, WRT held stakeholder interviews, Community Advisory Committee (CAC) meetings, and a community workshop to better understand community priorities around the future redevelopment of the SDC property.

In addition to meetings conducted as part of the State-sponsored existing conditions assessment in 2018, community members and organizations organized meetings about the site's future. Transform SDC, a project led by the SDC Coalition, a partnership between the County of Sonoma, the Parent Hospital Association, Sonoma Land Trust, and the Sonoma Ecology Center, worked with local groups and the community to explore options for the future of the site through a series of community workshops. The Glen Ellen Forum, a non-profit organization representing the interests of Glen Ellen residents, also created a 14-member SDC/Eldridge Subcommittee to monitor the developments surrounding the closure of the SDC site and work with stakeholders to advocate for community interests in the redevelopment. In April 2018, the Coalition led a workshop in collaboration with the Glen Ellen Forum SDC/Eldridge Subcommittee, the Glen Ellen Historical Society, Sonoma Land Trust, Sonoma Ecology Center, and County Supervisor Susan Gorin, with more than 250 community members in attendance.

This prior public input has guided and informed the Sonoma County-led Specific Plan process that began in January 2020, using the themes and priorities gathered from these meetings and workshops as a starting point for subsequent work.

Due to the ongoing COVID-19 pandemic, many of the outreach events were conducted virtually to comply with public health orders to ensure the safety of all participants. The planning process

evolved from visioning to defining implementation measures through a combination of analytics and community input. Each step in the process was designed to allow the planning team to learn from residents, business and property owners, decision-makers, and other community members about their needs and values, as well as to allow the public to provide feedback and formulate ideas throughout the planning process. The following are the main forums through which the planning team gathered feedback.

Planning Advisory Team (PAT) Meetings

At the outset of the project, Permit Sonoma—Sonoma County's consolidated land use planning and development permitting agency—formed a 15-member Planning Advisory Team (PAT) of community members to help inform the planning process. The PAT advised County staff and consultants, reviewed Specific Plan materials, and served as ambassadors to the public throughout the planning process. The PAT is not a decision-making body—it served an advisory role as an extension of planning staff. Over the course of the planning process, the PAT met 16 times, discussing project documents, direction, and providing input and suggestions on community outreach approaches.

Community Surveys

The planning team conducted two surveys, one at the outset of the project to gain insight into community priorities and to inform the vision and guiding principles, and a second survey during the project alternatives phase to gather feedback on community preferences across the alternatives. The results of these surveys are available in separate reports and helped to inform the planning process as it moved forward.

Community Meetings

In addition to more focused outreach efforts, the planning team held four interactive virtual community meetings to gather feedback at various stages of the project. The four interactive Zoom meetings were formatted to gather input from the public to inform the development of a vision and guiding principles for the project, project alternatives, and finally input on draft policies for chapters of the specific plan. Each of the meetings included informational project updates as well as opportunities for the Community to discuss and provide input on aspects of the project. Input from these four community meetings informed all phases of the project and were an important way to engage with stakeholders throughout the process.

Outreach to Underrepresented Groups

While outreach to the public was invaluable to the planning process, community meetings were attended by a somewhat limited subset of the Sonoma Valley community. The planning team supplemented community meetings with targeted outreach to stakeholder groups, particularly those who have been historically underrepresented in the SDC specific planning process. In order for this outreach to be effective, the planning team engaged stakeholders at venues where they already gathered, including churches visited by the Spanish speaking community and Charla Comunitarias - pre-existing monthly Spanish-language community conversations sponsored by District 1 Supervisor Susan Gorin.

1.5 Related Documents

ENVIRONMENTAL REVIEW

A programmatic Environmental Impact Report (EIR) is being prepared concurrently with preparation of the Specific Plan, pursuant to the requirements of the California Environmental Quality Act (CEQA). Policies in the Sonoma Developmental Center Specific Plan (SDC Specific Plan) are prepared in response to analysis in the EIR to ensure that the plan minimizes or reduces significant environmental impacts to the extent feasible; in this way the plan is “self-mitigating.” CEQA also provides opportunities for environmental “tiering,” and provides an exemption from subsequent environmental review for certain projects, including housing developments, that are consistent with a specific plan for which an environmental impact report has been prepared. If certified, the EIR will apply to development in the Planning Area that is consistent with the Specific Plan, and further environmental review will not be necessary.

BACKGROUND TECHNICAL WORK

The SDC site has been the focus of multiple State and community led studies since its official closing in 2018. The project team worked to both synthesize previous outreach and planning processes and to gain an understanding of the current and historic site conditions including conducting analyses of site and market conditions. Documents contributing to the development of the Specific Plan include:

- Profile and Background Report, September 2020
- Adaptive Reuse Potential Evaluation, March 2021
- Alternatives Report, April 2021

1.6 Planning Considerations

A variety of site conditions and factors affect the Planning Area. These factors range from physical site assets and constraints to economic and cultural factors, and consideration of these assets and constraints was key to the planning process. The figures on the following pages represent some of the planning considerations that shaped the Specific Plan and the vision of the future of SDC.

The existing eligible but not yet designated historic district and individually historically significant buildings, shown in Figure 1.6-1, represent an important cultural asset to the community. These historic resources provide an opportunity to preserve and remember the unique history of the SDC site.

The SDC site also includes significant biological and open space assets, as shown in Figures 1.6-3 and 1.6-4. The areas surrounding the historic core campus are adjacent to the existing Jack London State Historic Park and the Sonoma Valley Regional Park and contain a variety of vegetation types. These vast open spaces, as well as the two historic lakes on the site, provide important space for wildlife habitat and groundwater recharge, as well as providing recreational open spaces to the surrounding communities. Much of this valuable open space is designated as part of the community separator, an area of land where development is limited by the County to provide separation between urbanized areas.

In addition to the benefits that the surrounding open spaces provide, the natural landscape and the site's location in the Sonoma Valley also bring fire hazards; Figure 2.4-1 shows the CalFire Fire Hazard Severity Zones, and the extent of the 2017 Nuns Fire which threatened many of the buildings on the east side of the core campus and destroyed several structures on the site. The majority of the west side of the site is in a High Fire Hazard Zone, while the east side of the site, the area historically affected by wildfires, includes areas of Very High Fire Hazard. The wildfire risk that the site faces, shared by much of Sonoma County, is a key planning consideration that must be addressed through defensive design guidelines and intentional landscape management.

1.7 Plan Organization

The following chapters of this document present guiding goals and accompanying policies; design standards and guidelines; and recommendations for implementation. Sustainability, as a key tenant of this Specific Plan, is incorporated into all sections.

- Chapter 2: Open Space and Resources, and Hazards
- Chapter 3: Mobility and Access
- Chapter 4: Land Use
- Chapter 5: Community Design
- Chapter 6: Public Facilities, Services, and Infrastructure
- Chapter 7: Implementation and Financing

2 OPEN SPACE AND RESOURCES, AND HAZARDS

The SDC property is fully embedded in, connected to, and part of the larger mountain-valley landscapes of eastern Sonoma County, and is part of the Sonoma Valley landscape and ecosystem. The spine of this landscape is Sonoma Creek and its tributaries. Sonoma Creek bisects the SDC property from north to south. The forests, woodlands, grasslands and wetlands that make up the property are fully connected to a larger matrix of natural habitats and protected lands and comprise an important intact portion of the Sonoma Valley wildlife movement corridor.

The open space surrounding the Core Campus serves both as an important resource for recreational use for the surrounding community, and as an ecosystem and habitat resource for local wildlife. While the unique scenic setting of the site presents many opportunities and advantages, it also contributes to a heightened risk of wildfires, among other hazards, at the site. The 2017 Nuns Fire, which burned many areas of Sonoma County, including several outbuildings on the eastern side of the SDC property, is still fresh in the minds of community members, and with the growing risk from a changing climate, it is important that plans for the future of the SDC site carefully consider the risk of wildfires and other hazards.

2.1 Open Space Management Framework

The open space that surrounds the SDC Core Campus has a long history of providing recreational and agricultural resources for the residents at the site. According to the priorities laid out by the State Legislature in Government Code Section 14670.10.5, the open space that surrounds the main campus will be preserved as such, and future developers at the site must work with the County to ensure proper management and stewardship. The future of the open space in the Planning Area must balance and preserve all of the resources that the open space encompasses through an ongoing framework of stewardship and care.

On the west side of the campus, the open space has long served as a recreational resource for residents and visitors to the site. Years of use at the site have established a complex network of trails, and without clear signage and stewardship, recreational use at the site has largely gone unmonitored. Introducing clear signage and designated use areas will help reduce the impacts of recreational use on wildlife and habitat, even in the case of intensive uses. Designating an area at Suttonfield Lake for off-leash dogs and water recreation, and clearly marking the boundaries of that area through signage and permeable fencing, will allow visitors to continue to enjoy the recreational opportunities of the site while discouraging those uses in the rest of the open space, and minimizing the overall impacts of recreational use to the rich ecological resources at SDC.

In addition to recreational uses, the open space on the east side of the campus has historically provided opportunities for productive agriculture that contributed to the center's food systems at its height. With its development as a forward-thinking, climate resilient community, SDC has an opportunity to reintroduce productive agricultural uses to the site. Bringing local, regenerative food production to the site would serve to educate residents, improve soil and environmental conditions, reduce reliance on factory-farmed and non-local food sources, and provide a possible source of income to local residents. Irrigated crops and grazed pastures can also contribute to the fire-

resilience of the site by contributing to the defensive buffer around the site, particularly on the east side where historic agricultural uses existed.

2.2 Biological Resources and Wildlife Corridors

As one of the largest remaining undeveloped areas of the Sonoma Valley, the open space in the planning area presents an important opportunity to preserve and strengthen the existing ecosystem by providing opportunities for wildlife movement, groundwater recharge and many other ecosystem services. While the Planning Area also represents a key opportunity to address the desperate housing needs of the Valley, it is critical that any development on the Core Campus preserves and enhances the open space, and thoughtfully interfaces with existing wildlife corridors and biological and water resources.

The Sonoma Valley Wildlife Corridor, shown in Figure 1.6-2, crosses the Planning Area at the north of the Core Campus and is one of the most important east-west connectors for wildlife traveling across the Sonoma Valley. Reducing the footprint of development on the core campus in key areas along the north and east will allow more room for wildlife movement, especially at the pinch point between the campus and Suttonfield Lake. In addition, the impacts of the development on the surrounding wildlife can be minimized through education for future residents, employees, and visitors to the site, and through guidelines for development. Limiting lighting and fencing in the public realm can minimize interruptions to wildlife movement and limiting the movements of domestic animals will minimize their effects on wildlife as well. Limiting recreational use to designated trails and areas and regulating the open space management practices to limit mowing and removal of downed trees within the preserved open space can help preserve valuable habitat in the area.

In addition to providing valuable habitat and wildlife linkages, the expansive open space outside of the Core Campus and the riparian corridors running through the Core Campus provide a multitude of ecosystem services. Several different plant communities exist throughout the site, and wetlands, lakes, and creeks store and recharge groundwater. The significant mature trees throughout the Planning Area keep the air clean. And the open space provides invaluable recreational opportunities for the community.

2.3 Wildfire and Other Hazards

With its unique and scenic setting in the Sonoma Valley, the Planning Area is also vulnerable to both natural and man-made hazards. Sonoma Valley has a long history of wildland fires, and as recently as 2017, shown in Figure 2.3-1, the Planning Area was the site of a wildfire that caused damage and led to evacuations of the surrounding areas.

Wildfire remains one of the most pressing threats to the site, and any future development at the site must be designed with the goal of minimizing risk and potential damage. Incorporating defensible space, with limited or irrigated landscaping that is regularly cleared of fire fuels and brush, both around the Core Campus and around individual buildings, can significantly minimize risk, as can limitations on the use of fire-prone materials in building and landscaping, including wooden fencing. Further, proactively planning for evacuation or shelter-in-place needs in case of emergency will help

to ensure residents' safety, including by planning for and posting signage delineating emergency ingress and egress routes throughout the Core Campus, building or designating a shelter-in-place site for new residents and the general public, and developing an Emergency Preparedness and Evacuation Plan.

The site is also potentially vulnerable to flooding and dam inundation from the Fern and Suttonfield dams and spillways (although all 100-year and 500-year floods can be accommodated within the banks of Sonoma Creek without additional flooding), as well as hazards associated with seismic activity including surface fault rupture, ground shaking, and liquefaction. In addition to the natural hazards at the site, hazardous materials are present in many of the buildings and structures in the Planning Area including lead-based paint, asbestos-containing building materials, and mold. All construction at the site must incorporate all required hazard mitigation procedures and all applicable construction best practices in order to the impacts of construction and demolition work at the site.

2.4 Cultural Resources

The first known inhabitants of the Planning Area were Native American members of the Coast Miwok and Pomo tribes, who lived in Sonoma Valley. Archaeological evidence of these peoples' activity in the Glen Ellen/Eldridge area can be found in the sites of summer villages in the valley, and winter camps on mountain slopes.

In 1891, the State Home for Feeble Minded Children relocated to Eldridge; the campus would later be known as the Sonoma Developmental Center. Today, much of the architecture that remains in the area from this era includes vernacular commercial buildings concentrated at hamlet cores and characterized by local materials such as stone, redwood, and brick, and Victorian-era details like segmental arched window openings and modest wood moldings. In addition to the historic campus and buildings, the Eldridge Cemetery—to the west of the Core Campus along Orchard Road—represents an important cultural resource.

The Planning Area still contains many historic buildings and landscapes, providing the region with valuable cultural and historical resources that help shape and enrich the Sonoma Valley. The site also presents an opportunity to add to the cultural landscape of the Sonoma Valley by creating spaces for community gathering, artistic creation and appreciation, and performance spaces that are accessible to the local community as well as visitors to the Valley.

2.5 Goals and Policies

The following goals and policies are meant to promote a balanced approach to the open space in the Planning Area, with an emphasis on conservation, biological resources and recreational access, and to provide guidance and requirements that prepare the Planning Area for the natural and man-made hazards that future development may face.

As a means of implementing the goals set forth in state legislation anticipating recreation and conservation uses of the area identified herein as Parkland it is recommended that the State of California transfer title to

lands within that mapped designation to the Sonoma County Agricultural Preservation and Open Space District ("the District" or "Ag & Open Space"). By doing so, the District's expertise in developing conservation easements which identify, protect and conserve important habitat and natural features while providing for recreation uses can be accessed, including funding toward conservation of resources and funding for initial public access.

The Ag & Open Space District is uniquely qualified to serve the interests expressed in this Specific Plan by receiving title to the lands designated as Parkland and to collaborate with State Parks and County Parks in implementation of the goals stated herein for use of the Parkland. The District would work in collaboration with State Parks and County Parks to define the characteristics of park use and these parameters would be stated in a conservation easement at the time title to the subject designated areas is transferred to each park agency.

Sonoma County enjoys the benefit of an Agricultural Preservation & Open Space District. The District was created by voters in 1990 as a tool to implement the County General Plan and is funded by a portion of county sales tax revenue. The initial authorization was 20 years running from 1991 to 2011. In 2006 District funding was renewed by voters for a second cycle of 20 years covering the period of 2011 to 2031. District expenditures are governed by an Acquisition Plan approved by voters which provides for funding of projects consistent with the Acquisition Plan.

OPEN SPACE MANAGEMENT FRAMEWORK

Goals

- 2-A Open Space: Preserve the open space surrounding the core campus in public ownership in perpetuity, preventing further development in undeveloped areas and ensuring ongoing stewardship in partnership with neighboring State and regional parks and other institutions and organizations.
- 2-B Balance: Promote a balance of habitat conservation, agriculture, and recreational open space, reflecting the recent historic use of the surrounding open space.
- 2-C Recreational Resources: Support the continued use of the preserved open space at the site as a recreation resource for the community by establishing access points to the system of trails and recreation spaces.

Policies

- 2-1 Ensure that land shown In Figure 2.2-1 as Preserved Parkland and Open Space is dedicated or maintained as permanent public open space, and the Managed Landscape/Fire Buffer is designed and maintained for that purpose. The owner/operator of the Preserved Parkland and Open Space shall prepare an open space plan, to be approved by the County to manage the rich diversity of resources on site, including habitat, vegetation, wetlands, native species, and other critical resources, balanced with recreation and wildfire protection needs. As part of the open space plan development, conduct a formal aquatic resources delineation for habitat protection, and consider delineating a cohesive system of trails and pathways that balances recreation and wildlife conservation. All future Preserved Parkland and Open Space planning shall include necessary protections of utilities such as the existing water treatment facilities.

- 2-2 Work with agricultural community partners and local farmers to reintroduce agricultural uses in the agrihood and within the managed landscape buffer to promote local production and regenerative farming practices, honoring the site's history and enhancing the site's connection to the land.
- 2-3 Improve pedestrian and bicycle access to the open space surrounding the core campus by establishing clear access points at trailheads with bilingual signage, accessible parking, and seamless connections to the core campus street network.
- 2-4 Realign and upgrade the trails to improve the use experience and accessibility, including designated parking areas for trail users, while minimizing impacts to open space.
- 2-5 Consider creating a designated area for water recreation at Suttonfield Lake, such as an access point near the trail from Arnold Drive with rail fencing and clearly marked signage and rules for swimming, dogs, and non-motorized boating. Motorized boats and fuel tanks should be prohibited, and all watercraft must be certified as zebra and quagga mussel-free before use.

BIOLOGICAL RESOURCES AND WILDLIFE CORRIDORS

Goals

- 2-D Biological Resources: Promote conservation of existing habitat, including lakes, creeks, groundwater recharge areas, and open spaces, through intentional water and energy conservation, water reuse, sustainable food production, best practice sustainable building practices, and aggressive waste reduction strategies in order to protect natural resources and critical wildlife habitat, maintain wildlife linkages, and foster environmental stewardship.
- 2-E Wildlife Corridor: Maintain and enhance the size and permeability of the Sonoma Valley Wildlife Corridor (as shown in Figure 1.6-2) by ensuring a compact development footprint at the SDC site and by minimizing impacts to wildlife movement and safety from human activity and development at the campus.

Policies

Wildlife Corridor

- 2-6 Remove existing development along the north edge of the Core Campus, from area shown as Open Space in Core Area in Figure 2.2-1, and re-introduce compatible native species to expand the wildlife corridor. This includes removing existing buildings Paxton, Thompson/Bane, and Residence 126 and buildings on the northeast side of campus and ensuring that new development remains within the smaller development footprint as shown in Figure 2.2-1. Ensure that the wildlife corridor is not further restricted at its narrowest point along the north side of the campus. The project sponsor shall be responsible for demolishing buildings within the expanded wildlife corridor and establishing new planting and landscaping to support expanded wildlife movement and

safety, prior to Certificate of Occupancy on any development/redevelopment on the eastside of Arnold Drive.

- 2-7 Prohibit lights within the wildlife corridor and along the creek corridor.
- 2-8 Maintain wildlife crossing structures by periodically checking for and clearing debris, vegetation overgrowth, and other blockages from culvert and bridge crossing structures; within the Core Campus, the Project Sponsor should develop and execute a maintenance program in collaboration with the owner and operator of the preserved parkland and open space.
- 2-9 Within the wildlife corridor, meet but do not exceed the defensible space requirements of the County Fire Department to maintain wildlife habitat while maximizing fire safety.
- 2-10 Within the wildlife corridor, limit mowing and the removal of dead plant material to the absolute minimum required for fire safety. If possible, mowing should be conducted outside the nesting bird season, or nesting bird surveys should be conducted within 14 days of mowing.

People/Wildlife Interface

- 2-11 Implement “dark sky” standards for all public realm lighting and all new buildings on the site, including by requiring that all outdoor fixtures are fully shielded, that outdoor lights have a color temperature of no more than 3,000 Kelvins, and that lighting for outdoor recreational facilities be prohibited after 11pm.
- 2-12 Restrict development in the wildlife corridor and creek corridor to limited trails/paths and informational signage, and design trail networks to minimize travel through wildlife and creek corridors.
- 2-13 Restrict access to the wildlife corridor and creek corridor to designated pedestrian paths marked with clear signage and delineated by strategic wildlife-permeable fencing. Do not construct new paths or recreational areas in the area where the wildlife corridor is narrowest between the Core Campus and Lake Suttonfield, with the exception of a permeable-surface pedestrian trail on one side of Sonoma Creek.
- 2-14 Prohibit all unleashed outdoor cats, and restrict off-leash dogs and other domestic animals to private fenced yards and designated areas.
- 2-15 Collaborate with local wildlife protection groups to create and distribute educational information and regulations for residents and employees to guide safe interactions with wildlife onsite. Materials should be accessible to all ages and abilities, should be provided in multiple languages, and could include posted signs, disclosures, fliers, or informational sessions, among other things.
- 2-16 All fencing within the open space must be wildlife permeable, with at least 18 inches of clearance between the ground and the bottom of the fence, and shall not cross or bisect streams or otherwise discourage wildlife movement, except where approved by a park plan. Fencing of any kind should be minimized throughout the Planning Area, and barbed wire fencing is not permitted anywhere in the Planning Area.

- 2-17 Adhere to residential nighttime noise standards to the extent feasible.

Biological Resources/Habitat

- 2-18 Collaborate with local groups to remove invasive species and re-establish native species throughout the site, particularly along the riparian corridors.
- 2-19 Select a planting palette of native and/or low-water plant species that are climate appropriate, drought-resistant, non-invasive, support local insects and animals, and that require minimal irrigation and maintenance.
- 2-20 Require that the project sponsor work with an arborist to develop a tree planting plan that retains existing mature healthy trees and supplements the existing tree canopy with a diverse range of preferably native and/or low water trees that provide shade and habitat. Locate new construction and public realm improvements around existing landscaping features that are retained.
- 2-21 Preserve and enhance the wetlands east of the Core Campus as a fire break, groundwater recharge, and habitat area. Enhancements may include construction of groundwater recharge wells or ponds.
- 2-22 Leave standing or downed dead trees in place for wildlife habitat whenever they do not present a hazard for fire safety or recreational users, except within the managed landscape buffer.
- 2-23 Ensure that development does not contribute to or result in net loss of wetland area or wetland functional and habitat value.
- 2-24 Incorporate bird-friendly-building design features, including by minimizing use of reflective glass.
- 2-25 Include protective buffers of at least 100 feet along Sonoma Creek and at least 50 feet along Mill Creek, exempting existing roadways, as measured from the top-of-bank and as shown on Figure 2.2-1: Open Space Framework, to protect wildlife habitat and species diversity, facilitate movement of stream flows and ground water recharge, improve water quality, and maintain the integrity and permeability of the Sonoma Valley Wildlife Corridor, and the ability of wildlife to use and disperse through the SDC site. Manage protective buffers so that they support continuous stands of healthy native plant communities.
- 2-26 Prohibit the use of all pesticides, rodenticides, and poisons in materials and procedures used in landscaping, construction, and site maintenance within the Planning Area, and require ongoing use of Integrated Pest Management site-wide. This restriction should be included in all Declarations of Covenants, Conditions and Restrictions (CC&Rs) to ensure that future homeowners are aware of the requirements.
- 2-27 Ensure that all development adheres to Sonoma County Municipal Code Sec 26-65 on riparian corridor protection. Further, maintain and enhance connectivity between water features, including lakes, creeks, vernal pools, and intermittent streams, through vegetated native plant cover, absence of roads along the water features, ditches, and other barriers to water or animal movement, and limiting human presence. Maintain water-related

features, including swales, intermittent drainages, and seasonal waterways as open-air channels and avoid undergrounding waterways whenever possible.

- 2-28 Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level.
- 2-29 Ensure that all appropriate protective measures for any construction or ground-disturbing work are taken as described in Appendix A to limit impacts on sensitive species.
- 2-30 Maintain standard project procedures for any development adjacent to riparian corridors as outlined in Appendix A.

WILDFIRE AND OTHER HAZARDS

Goals

- 2-F Wildfire Hazards: Provide protections at the site against the growing risk of climate change exacerbated wildfire hazards and limit the potential impacts of wildfire to development through intelligent site and building design, and open space management.
- 2-G Natural and Human-Caused Hazards: Minimize the potential impacts of hazards at the site and to the surrounding community, such as excessive noise, poor air quality, seismic activity, and flooding.

Policies

Wildfire Hazards

- 2-31 Construct and maintain a managed landscape buffer along western and eastern edges of the Core Campus to aid in fire defense consisting of a shaded fuel break in wooded areas and grazed or mown grassland. Shrubs and chaparral should be limited within the managed landscape buffer. Management of this landscape buffer should aim to enhance biodiversity, reverse weed invasion, and protect water resources.
- 2-32 Dead and dying woody surface fuels and aerial fuels within the managed landscape buffer shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches, in order to ensure the removal of trees, bushes, shrubs, and surface debris that are completely dead, or with substantial amounts of dead branches or leaves/needles that would readily burn.
- 2-33 Downed logs or stumps anywhere within 100 feet from a building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-spaced from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.

- 2-34 Within the managed landscape buffer, one of the following fuel management methods must be implemented. Combinations of the methods may be acceptable as long as the intent of the policy is met.

(a) Fuel Separation

Minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically. Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content, etc.). Properties with greater fire hazards will require greater separation between fuels. Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of 8 feet can be "grouped" and considered as one plant.

(b) Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy, apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained, provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees (prune) to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

(c) *Irrigated Agriculture*

Irrigated agricultural plantings, such as row crops, berries, or small orchard trees may be planted in the ground or in raised beds, with the following conditions:

- Raised beds or planter areas may not be constructed of wood.
- Orchard trees should be spaced in accordance with the Fuel Separation guidance above.
- Agricultural plantings must be actively managed and regularly harvested or pruned, as appropriate, in order to avoid becoming overgrown.
- Irrigation must be regularly applied during months with little or no rainfall.

- 2-35 All new landscaping at the site must be fire resilient in line with guidance from the California Native Plant Society.

- 2-36 All developments must include a five-foot buffer of defensible space around buildings that excludes all flammable materials such as dry brush and shrubs, mulch, wooden structures and other materials that might aid the spread of wildfire.
- 2-37 Prohibit wooden fencing in the Core Campus. Encourage property owners to consult with CDFW, install wildlife friendly fencing, and provide for roadway undercrossings and oversized culverts and bridges to allow movement of terrestrial wildlife.
- 2-38 Require all new construction and roof-retrofitting of existing buildings to use Class A fire-rated roofing materials, fire-resistant siding, and dual-paned tempered glass windows.
- 2-39 Prohibit the storage of flammable materials under decks or porches.
- 2-40 To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove dead vegetation and debris from under decks and porches and between deck board joints.
- 2-41 Cover all building vent openings with wire mesh screens to prevent infiltration from embers or sparks.
- 2-42 Ensure that all property owners are informed about wildfire resiliency requirements at the site at the time of purchase. Ensure that all property owners and tenants have access to educational resources on wildfire prevention and site requirements including posted materials, and regular training and information sessions.

Other Hazards

- 2-43 Maintain and enhance the existing tree canopy by preserving existing trees wherever possible and planting new trees throughout the site to cool the site and improve air quality.
- 2-44 Restrict Core Campus development in flood-prone areas to trails and informational signage.
- 2-45 Require that development projects incorporate all applicable Bay Area Air Quality Management District (BAAQMD) Construction Mitigation Measures to reduce construction and operational emissions for criteria air pollutants, toxic air contaminants, and greenhouse gases.
- 2-46 Require geotechnical investigations for new development within the Planning Area to establish appropriate designs and structural details.

CULTURAL RESOURCES

Goals

- 2-H Cultural Hub: Create a vibrant cultural hub with a distinct identity and role in the community by building meeting and gathering spaces, creating opportunities for arts and

culture, and providing community amenities that area accessible to the residents and visitors to the site and to the greater Sonoma Valley community.

- 2-I Legacy of Care: Ensure that future development at the site preserves the heritage and legacy of care at SDC through preservation of important historic resources, intentional consideration of the needs of developmentally disabled individuals in new development, and by highlighting the site's history for residents and visitors.
- 2-J Tribal Cultural Preservation: Work in consultation the Federated Indians of Graton Rancheria and other with local tribes culturally and geographically associated with the planning area to protect and preserve cultural resources and Tribal Cultural Resources, both within the core campus and for activities within the open space, and support nomination to the National and/or State Registers, as appropriate.

Policies

- 2-47 Consider adaptively reusing Sonoma House as a museum dedicated to the history of the SDC facility, collaborating with Sonoma County, the State of California, the Glen Ellen Historical Society, and other community groups for design and programming of the space, if feasible.
- 2-48 Provide resources and learning opportunities for residents and visitors about all phases of the history of the site. Materials should be accessible to all ages and abilities and could include posted signs, fliers, or informational sessions, among other things. Materials must be developed in consultation with local tribes culturally and geographically associated with the Planning Area.
- 2-49 Promote public art through programs, such as the establishment of a Public Art Committee, to ensure ongoing inclusion of high-quality public art that references and highlights the site's history.
- 2-50 Promote the inclusion of temporary and permanent activities and attractions to the core campus, such as entertainment venues, performance spaces, artist studios and gallery spaces, and other arts and cultural destinations.
- 2-51 Ensure that all amenities and public spaces on the site are accessible to visitors of all ages and abilities.
- 2-52 Develop a Cultural Resources Management Plan (CRMP) plan, in consultation with Graton Rancheria and other local tribes culturally and geographically associated with the Planning Area, to identify and manage cultural and tribal cultural resources. Plan The CRMP shall include, but not be limited to the following: a Cultural Resources Management Plan, a cultural resource survey, and a treatment testing plan. Require any unanticipated discovery of archeological or paleontological resources to be evaluated by a qualified archeologist or paleontologist in consultation with local tribes culturally and geographically associated with the Planning Area, particularly the Federated Indians of Graton Rancheria. A treatment testing plan must be completed and incorporated prior to completion of any

final drawings. The testing plan shall include the following: test, demolition, test again, then finalized drawings.

- 2-53 Ensure that the eventual owner and operator of the preserved parkland and open space preserves, protects, and maintains, in perpetuity, public access to the SDC cemetery, and maintains and enhances existing signage and seating, as feasible.

WILDFIRE EVACUATION

- 2-54 Ensure that the project sponsor proactively plans for emergency wildfire safety by:

- a. Developing an Emergency Preparedness and Evacuation Plan that complies with Sonoma County evacuation plans and servicing fire department procedures and identifies emergency access routes and procedures;
- b. Building or designating an on-site shelter-in-place facility, to be open to both SDC residents and the general public, prior to construction of the 200th housing unit, with specifications for the facility to be included as part of the Emergency Preparedness and Evacuation Plan;
- c. Ensuring that every parcel within the Core Campus has two routes for ingress and egress during an emergency;
- d. Posting signage for designated evacuation routes throughout the site and along Arnold Drive; and,

Manual control of Harney Bridge under evacuation conditions to enable one-way traffic flow (with directionality dependent on evacuation direction). It should be noted that the bridge has traffic lanes approximately 9'-7" wide, which is very close to the 10' lane widths for Harney Street in Figure 5.1-5. The street and the bridge have adequate capacity with one lane only to accommodate the projected one-hour traffic volume toward Highway 12 connector, but manual control would smoothen sporadic bottlenecks by allowing the bridge to operate primarily as a one-way route with some type of manual traffic control to allow emergency vehicles to occasionally come in the other direction.

2-56 The owner(s) of the property shall collaborate in good faith with any surrounding properties to improve wildlife habitat and permeability across property boundaries, up to and including the eventual construction and maintenance of a wildlife overpass or underpass across Highway 12.

2-57 Ensure that any agricultural use in the open space is limited to the historic agricultural area on the east side of the preserved parkland and open space area, and is focused on community gardening, education, or integrated with farm-to-table needs of SDC residents and businesses. Do not permit large-scale commercial agricultural uses.

3 MOBILITY AND ACCESS

SDC has a long history, having provided care to people with developmental disabilities for more than 120 years. While these clients lived on-site, as did some of the staff, many of the doctors, caregivers, and other staff resided off-campus in the surrounding communities. Until very recently, SDC served as the largest employer in the area, reaching a daily traffic volume between Glen Ellen and Highway 12 of approximately 4,600 vehicles at its peak in 1998¹. The majority of mobility-related infrastructure and facilities located on the SDC campus core have remained the same for the past 20 years or more. This Specific Plan and any future development that results from it present a key opportunity both to improve mobility and access within the Planning Area, and to contribute to regional multi-modal mobility connections as shown in Figure 3.1-1.

3.1 Street Network

Arnold Drive is a key thoroughfare as it provides the sole road access to the neighboring communities of Eldridge and Glen Ellen as well as greater regional access to SR 12 and SR 116, as shown in Figure 3.2-1. However, within the SDC there are patchwork of small, local roads connecting various uses. It is critical that the internal street network be enhanced so that there is complete multi-modal access connecting the east and west sides of the site and to the north and south. A new emergency vehicle access connector from the Core Campus to Highway 12 will further enhance site connectivity and improve emergency evacuation options. This could be routed either directly east of Harney Street or along the south boundary of the site; each would have different implications for the open space and ease of connections, meriting further study. Improvements should include a complete network of sidewalks, the construction of pedestrian/bicycle bridges as necessary, additional landscaping to better accommodate and infiltrate stormwater, and a network of streets that promotes connectivity, but does not encourage cut-through traffic or high traffic speeds. Ultimately, the connectivity and safety of the network itself should act as an encouragement for users to walk and bike instead of driving.

Please see Chapter 6: Public Facilities, Services, and Infrastructure for policies related to stormwater management and green streets.

3.2 Pedestrian and Bicycle Movement

Arnold Drive and the streets within SDC have historically been designed to favor slow-speed automobile traffic. Sidewalks in many areas are narrow or absent, and little provision is given to bicyclists. The streets within and through the SDC must be designed to accommodate all users safely. This includes creating bicycle lanes on Arnold Drive, providing for a new multi-use trail, and ensuring the presence of safety features such as textured crosswalks that alert motorists that the area is pedestrian-oriented. By making the streets a quality environment for all users, the SDC and the community as a whole will benefit.

¹ State Route 116/121 Intersection Improvements Project, California Department of Transportation and Sonoma County Transportation Authority, 2016

Sonoma Valley is already a major destination for bicyclists and the area around the SDC is used by a range of cyclists from avid exercise enthusiasts to infrequent casual riders. In accordance with the County Bicycle and Pedestrian Plan, SDC will include a new bike lane on Arnold Drive, but improvements should be more comprehensive. There is an opportunity to explore a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen and create a wayfinding system to and within the SDC. In addition, bicycle parking should be offered throughout the site and required of all development so that the needs of employees, residents, and visitors are met. Combined, these measures can enhance the already stellar reputation of the area as a bike-friendly community.

3.3 Transit

Sonoma County Transit (SCT) is the primary transit provider for the SDC with bus service currently provided on one route connecting Sonoma to Santa Rosa. While existing transit service is relatively infrequent, there is an opportunity to greatly expand transit use with increased residential and employment density. In particular, the expansion of current fare-free service should be explored to connect SDC to the city of Sonoma or a transit pass subsidy program could be required for all new residents and employees of the SDC. In addition, upgraded transit amenities should be offered on Arnold Drive with technologies such as real-time arrival and departure information employed to help encourage higher ridership.

3.4 Transportation Demand Management and Parking

The effective provision and management of parking within the SDC is vital in achieving a safe, multi-modal environment. While the automobile likely will continue to be the primary mode of transportation in the near future, the parking supply should be sized to not exceed demand and encourage trips to be made by other modes when feasible. As such, the SDC's requirements should be set at levels that represent actual observed demands and should provide for incentives when parking is shared or transportation demand management (TDM) measures are applied.

In addition, the use of on-street space should be flexible so that it is used for the highest and best purpose. This may range from using it as parking for cars or bicycles to using the space for restaurant or café seating that can bring a sense of vibrancy. Historically, much of the on-street curb space has been allocated for vehicles and in those cases, on-street parking should be managed using the most appropriate measures such as time limits, pricing, or permits.

Transportation Demand Management (TDM) refers to a set of strategies that result in increased efficiency in a transportation system by changing travel behavior. The implementation of appropriate TDM programs can encourage the use of alternatives to the single-occupancy vehicles as a user's primary mode, especially for commuting, and transition users into other transportation modes including transit, bicycling, carpooling, and walking. With the passage of SB 743, TDM has become increasingly critical as developments are required to reduce their vehicle miles traveled (VMT) impacts. In line with that legislation, the following policies require all development to reduce vehicle trips by a minimum of 15 percent and do so through a Transportation Management Association (TMA). A TMA is an independent non-profit organization that is responsible for coordinating TDM

programs and can work collaboratively with the County and the business community. TMAs are usually more cost effective than programs managed by individual developments because they generate economies of scale to implement programs such as commuter financial incentives, rideshare matching, or Guaranteed Ride Home programs.

3.5 Goals and Policies

The following mobility policies are intended to support a balanced circulation system that integrates transit, pedestrian, bicycle, and vehicular modes. In particular, the mobility chapter promotes a well-defined and safe network for pedestrians and bicyclists that connects the project area to surrounding communities. Specific topics include the street network, complete streets, bicycle and transit connections, and parking and transportation demand management.

STREET NETWORK

Goals

- 3-A Street network: Enhance the existing street network to create a walkable and pedestrian-friendly environment that provides connections both within the core campus and to surrounding communities and regional trail systems.
- 3-B Regional connections: Develop and support greater connectivity between SDC and the surrounding areas, including through a direct connection to Highway 12 for emergency vehicle access.
- 3-C Complete Streets: Ensure the street network balances the needs of pedestrians, bicyclists, transit users, and drivers, prioritizing safety, comfort, and car-free transportation connections.

Policies

- 3-1 Ensure that new development provides a tight, fine-grained street grid that connects to the existing street grid, as shown in Figure 3.2-1: Street Network. Streets should be narrow with short blocks and provide multiple route options that emphasize pedestrian and bicycle connectivity to key destinations on the site such as the Central Green, baseball fields, community centers, and recreational amenities.
- 3-2 Eliminate gaps in the sidewalk network to maintain continuous pedestrian access through the Core Campus and into neighboring communities.
- 3-3 Maximize pedestrian access paseos and walkways to establish a fine-grained pedestrian network throughout the Core Campus, including wherever blocks are longer than 250 feet except where historic building configurations make connections infeasible.
- 3-4 Establish new pedestrian and bicycle corridors within the SDC to facilitate connectivity throughout the site and link to neighboring communities.

- 3-5 Reuse the existing street network to the greatest extent feasible. Improve multi-modal access from the SDC to SR 12 by exploring the feasibility of providing an additional east-west connection from the site that includes high quality pedestrian and fully-separated Class I bicycle facilities. The emergency vehicle access connection to Highway 12 should be integrated with a fully-separated permeable-surface bike route.
- 3-6 Prohibit new cul-de-sacs and interruptions of the street grid within the Planning Area to maximize multi-modal connectivity within SDC site.
- 3-7 Add two new intersections on Arnold Drive immediately north and south of the Main Entry Road to improve connectivity to the entire SDC site, as shown on Figure 3.1-1.
- 3-8 Design the street network to minimize cut-through vehicle traffic in residential areas.
- 3-9 Limit vehicle speeds within the Core Campus to 25 miles per hour or less through both posted speed limits and street design, in order to reduce the risk of collisions involving cars, bicycles, pedestrians, and local wildlife.
- 3-10 Seek opportunities to increase safe street crossing opportunities for local wildlife, including through overpasses or underpasses, interconnected tree canopies, densely- vegetated street landscaping, and narrow street widths.

PEDESTRIAN AND BICYCLE MOVEMENT

Goals

- 3-D Bicycle Connections: Improve bicycle connectivity within and beyond the SDC site and foster an accessible and safe street environment for bicyclists.
- 3-E Pedestrian Connections: Develop a network of sidewalks and pedestrian paths that promote greater and more direct connections within the campus, and opportunities for recreation and connections to nature.

Policies

- 3-11 Implement the National Association of City and Transportation Officials (NACTO) Urban Street Design Guide to design streets and incorporate traffic calming measures like textured crosswalks, curb bulb-outs, pedestrian-oriented lighting, and high-visibility striping and signage.
- 3-12 Ensure that pedestrian and bicycle connections, alleyways, and other circulation routes internal to blocks are ADA compliant, have visible entries from streets, and are otherwise designed for pedestrian comfort.
- 3-13 Design Arnold Drive as a complete street, maintaining one vehicle travel lane in each direction and including bicycle facilities, quality pedestrian paths and sidewalks with appropriate seating and lighting, and transit facilities that provide shelter, lighting, and updated information for riders.

- 3-14 Within the Core Campus, visually highlight crosswalks and heighten pedestrian comfort with curb bulb-outs, changes in paving material or striping, signage, and signalization.
- 3-15 Establish a new community bikeway connecting Railroad in Eldridge to Carmel Avenue in Glen Ellen by removing barriers and installing appropriate signage and crossings.
- 3-16 Create a multi-use creek trail running parallel to Sonoma Creek that connects to a greater Glen Ellen-Eldridge community bikeway.
- 3-17 Provide bicycle parking as a street amenity throughout the SDC in appropriate locations such as the Historic Core and Central Green that is secure and, where possible, sheltered from inclement weather. A bikeshare service can also be considered to fulfill bicycling needs.
- 3-18 Ensure tree coverage along pedestrian routes for shade and comfort. Preserve existing mature trees wherever possible.
- 3-19 Establish a bilingual bicycle and pedestrian wayfinding and signage system in English and Spanish that clearly and explicitly indicates connections to local and regional bicycle facilities.
- 3-20 Provide frequent marked crosswalks within the Core Campus.
- 3-21 Improve bicycle and pedestrian connectivity to the open space by establishing new clearly-marked and easily accessible trail connections.

TRANSIT

Goals

- 3-F Transit Connections: Connect the site to the greater region through existing and future transit networks, with reliable, comfortable and safe public transit service that is responsive to the diverse needs of the residents, employees and visitors of the SDC area.

Policies

- 3-22 Work with Sonoma County Transit for expansion of transit service and a transit pass subsidy for new residents and employees.
 - a. Work with Sonoma County Transit to extend the fare-free Route 32 shuttle from the City of Sonoma to the SDC site, maintaining the regular intercity Route 30 bus service as well.
- 3-23 Add an additional bus stop along Arnold Drive at the north end of the Core Campus.
- 3-24 Provide high-quality amenities at all bus stops including shelter, seating, lighting, waste receptacles, signage and information, drinking fountains, secure bicycle parking facilities, shade trees, and landscaping at all bus stops. Design bus stops to complement the historic architecture at the site.
- 3-25 Collaborate with Sonoma County Transit to provide real-time system updates and arrival times to improve user convenience at all bus stops.

- 3-26 Explore the possibility of designating the SDC as a Transit Priority Area if and when transit service meets necessary thresholds.

PARKING AND TRANSPORTATION DEMAND MANAGEMENT

Goals

- 3-G Parking: Manage parking resources as a coordinated, shared system to efficiently and flexibly serve the needs of residents, employees, and visitors.
- 3-H Parking: Provide parking in amounts that balance the needs of residents and workers without overburdening development with parking, and promote alternative transportation options.
- 3-I Transportation Demand Management: Reduce reliance on single-occupant vehicles (SOV) and limit the number of SOV trips made by residents and visitors by supporting alternative modes of transportation, ridesharing, and on-site services.

Policies

Parking

- 3-27 Price off-street parking within the Core Campus to encourage alternative mode use.
- 3-28 Establish minimum parking requirements that do not exceed average peak parking demand rates observed in the Institute for Transportation Engineers Parking Generation manual. Plan for shared parking facilities to serve multiple uses and destinations.
- 3-29 Provide lower minimum parking requirements when parking facilities are shared with other users or made publicly-accessible to maximize the efficiency and use of spaces.
- 3-30 Allow adjacent on-street parking spaces to apply towards minimum parking requirements.
- 3-31 Allow residential uses to apply “unbundled parking” pricing, which separates the cost of parking from the price of housing.
- 3-32 Explore the feasibility of partnering with a carshare company or creating an SDC-specific carshare program to provide rentable shared vehicles on-site.
- 3-33 Back-in diagonal parking should be prioritized for on-street parking wherever feasible.
- 3-34 Develop a special event parking management plan to accommodate surges in parking demand.
- 3-35 Manage on-street parking as necessary using time limits, pricing, or permits to ensure the adequate availability of spaces. If pricing is implemented, consider using parking revenues for mobility enhancements, beautification projects, or other improvements that have a direct benefit to the SDC.

- 3-36 Allow flexible use of on-street parking spaces, curb space, and loading areas as appropriate for restaurants, cafes, and other businesses that activate and enhance the pedestrian realm.
- 3-37 Determine the appropriate number of accessible public parking spots and drop off zones in all on-street parking areas. Off-street parking facilities must comply with accessible parking regulations.
- 3-38 Institute a wayfinding system so that motorists can easily identify available shared parking spaces.
- 3-39 Apply new technologies as appropriate to better manage the parking supply such as real-time parking availability notifications or signs.
- 3-40 Provide one assigned protected parking space for single family homes.

Transportation Demand Management

- 3-41 Require all development to reduce vehicle trips by at least 15 percent below rates listed by the Institute of Transportation Engineers Trip Generation manual using transportation demand management strategies. Potential strategies may include subsidies for not driving alone, transit passes, parking cash-out, rideshare matching, telecommute or alternative work scheduling, upgraded bicycle facilities, and other measures proven to reduce vehicle trips and VMT.
- 3-42 Establish a Transportation Management Association (TMA) for the entire SDC to create a cost-effective and coordinated approach to reducing single-occupancy vehicle travel. The TMA can implement a variety of programs to assist individual developments in meeting their vehicle trip reduction goals. Potential TMA programs could include the overseeing of a subsidized transit pass program, carpool or vanpool ride-matching services, marketing and education to residents and businesses, and other measures.
- 3-43 Work with Sonoma Regional Parks Department to ensure that there is adequate off-street parking for parks users on both the east and west sides of Arnold Drive, including through the use of shared parking areas, and eliminate existing on-street parking along Arnold Drive north of the Core Campus.
- 3-44 Develop the Sonoma Valley Trail, a multi-use path, on the eastern side of SDC, parallel to Highway 12, connecting Santa Rosa with Sonoma, consistent with the General Plan and Sonoma Valley Trail Feasibility Study.

4 LAND USE

The SDC Specific Plan envisions transformation of the SDC campus into a vibrant mixed-use, pedestrian-scaled district, with a concentration of cultural, civic, retail, visitor, and other uses around well-scaled, diverse, fine-grained neighborhoods surrounding the Central Green. The campus will be surrounded by a vast network of permanently conserved open spaces. The Specific Plan seeks to balance development with conservation and adaptive reuse, and outlines a framework for land use designations and locations, overall amount of development and balance between uses, and housing types. This chapter describes the land use framework, which includes land use classifications, permitted uses, development potential, and land use policies, as well as goals and policies for new housing development, affordable housing, adaptive reuse and historic preservation.

4.1 Land Use Framework

In order to allow for development flexibility that can accommodate changing market demands, while maintaining consistency with the community's visions and goals for the site, the Specific Plan regulates land uses through a multi-pronged strategy:

Land Use Diagram and Designations. These provide definitions and objectives for each classification and designate appropriate land uses for various locations of the site. Maximum density/intensity limits for each classification are specified. Figure 4.1-1 shows the SDC core campus districts, and Figure 4.1-2 shows the land use designations, for which the classifications provide density/intensity maximums or ranges. These maximum densities and intensities are to be considered in conjunction with other policies and development standards outlined in the Specific Plan, and the outlined maximums may not be attainable on all parcels or the SDC site as a whole.

Development Ranges. This specifies development ranges for housing units for each district and total maximum residential development for SDC (Table 4-2). All residential uses will be eligible for density bonuses in accordance with State law and as outlined in Sonoma County General Plan and Zoning Code. Residential uses are also subject to inclusionary housing requirements, as outlined in policies that follow at the end of the chapter; the maximum development potential described later assumes that developers will qualify for and build additional housing as a bonus for providing the required inclusionary housing. If project sponsors choose to exceed the minimum inclusionary housing requirements outlined in the Specific Plan, they may be eligible for additional density bonuses consistent with State law.

LAND USE DIAGRAM

The Land Use Diagram (Figure 4.1-2) designates land uses for the Planning Area. Land use classifications, shown as colors and patterns on the diagram, allow for a range of uses within each classification. The Land Use diagram is a graphic representation of policies included at the end of this chapter and is to be used and interpreted in conjunction with the text and figures contained in the other chapters of the Plan. Key features of the Land Use Diagram include:

- The Central Green as the vibrant heart of SDC, with a mix of activities throughout the day.

- Flexible land use designations in the Historic Core to respond to the changing demands and potential shifts in market conditions, while providing a mixed-use center.
- Employment uses are clustered in the northwest, creating a job center to serve the wider Sonoma Valley, while preserving flexibility for employment uses that may evolve over time.
- Densities and intensities are organized to promote walkability and an active center, with the highest densities and intensities closest to the Central Green.
- Densities and intensities become lower farther from the Central Green, becoming primarily residential at the north, east, and south, to create transitions into the preserved parklands and open space and into the neighboring communities of Eldridge and Glen Ellen.
- The Agrihood district, located on the east side of Sonoma Creek, is adjacent to the historic agricultural area and has both physical and visual access to future productive agricultural uses there.
- A small institutional use is sited at the south of the site on Sonoma Circle, anticipated as a retreat/conference center capitalizing on the quiet beauty of existing redwood trees and Hill Creek., while creating a catalyst for the adaptive reuse of key historic structures.

The Land Use Diagram is shown at the Core Campus scale; an additional illustrative diagram showing the full site scale with the preserved open space is shown in Chapter 2: Open Space and Resources, and Hazards.

LAND USE CLASSIFICATIONS AND DENSITY/INTENSITY STANDARDS

Land Use Classifications

The land use classifications and the associated density/intensity standards that follow represent adopted Specific Plan policy. Intensity is described in terms of Floor Area Ratio (FAR), or the permitted ratio of floor area (exclusive of area devoted to parking) to site area, as illustrated in Figure 4.1-3. Density is defined as the number of housing units per acre, exclusive of area devoted to streets, parks, and creeks. Specific Plan designations or policies may outline minimum or maximum densities or FARs.

[insert FAR diagram]

Public schools, parks, safety services facilities (police and fire), emergency evacuation facilities, public community centers and other public facility uses that serve the community are permitted in all designations except within the Utilities, Buffer Open Space, and Preserved Open Space designations.

Land use classifications also specify or refer to housing types, which, consistent with State Department of Finance definition, are as follows:

- **Single-Family Detached.** Single-family units that are detached from any other buildings (with the exception of accessory dwelling units) and have open space on all four sides.
- **Single-Family Attached.** Single-family units that are attached to other units with one or more adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.
- **Multifamily.** Units with two or more housing units in one structure sharing a common floor/ceiling.

Apartments and condominiums are forms of ownership, not housing types; this is not regulated by the Specific Plan. Duplexes, triplexes, fourplexes, etc. refer to the number of housing units in a structure, not housing type – these could be in single-family attached or multifamily housing types. (See Chapter 5 for more information on housing typologies and configurations.)

The Specific Plan includes the following land use classifications; one overlay zone is also specified:

- Low/Medium Density Residential
 - Low/Medium Density Residential accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared along one property line) or as attached units (walls shared with two adjacent properties), with density ranging from 6 to 14 units per gross acre. Housing types at the lower density range may include single-family detached or semi-detached units; housing types at the higher density range will be predominantly multi-family but may include single-family attached units. Multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designated for Low/Medium Density Residential.
- Medium/Flex Density Residential
 - Medium/Flex Density Residential accommodates a mix of housing types, with density ranging from 8 to 30 units per gross acre. Housing types at the lower density range may include single-family attached dwellings; housing types at the higher density range may include multifamily buildings. Medium Density Residential sites are located within a short walk of the Central Green.
- Employment Center
 - The Employment Center designation is intended to foster a mix of office, research and development, creative services, micro-manufacturing, institutional, and other supportive uses, and provide a active jobs center for the broader Sonoma Valley. New office and lab buildings mixed with reused/adaptively-reused buildings and shared parking facilities are envisioned as anchoring a walkable, bikeable environment, with public gathering places such as plazas and courtyards, in short walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0 for non-residential development.
- Flex Zone
 - The Flex Zone designation allows for a broad mix of commercial, residential, office, hospitality, and entertainment uses, and is intended to allow flexibility in responding to market conditions as SDC evolves and finds its role in the regional economy. Local-, community-, and visitor-serving retail, commercial, and entertainment land uses, including restaurants, cafés, markets and bodegas, general retail, performing arts venues, art studios, and personal and business services are permitted; live-work spaces and maker-oriented uses are permitted subject to performance standards. The Flex Zone designation has a maximum FAR of 2.0 for non-residential development and a residential density range of 8 to 30 units per gross acre, with the exception of the Main Building, where the existing volume must be retained. Development in Flex Zone areas adjacent to the Central Green should provide at least one each residential, commercial, and office building fronting both the north and south sides of the Central

Green, and should provide for retail and eating and drinking establishments that open out onto the Green.

- Institutional
 - The Institutional designation accommodates adaptive reuse and new construction of a retreat/conference center located at the southern terminus of Sonoma Avenue; this area is envisioned as making use of the open spaces and scenic setting to support a conference center. Allowed uses include event spaces, workspace/office, museums, conference areas, and supportive uses such as food preparation, retail spaces, and short-term housing. The Institutional designation has a maximum FAR of 2.0.
- Utilities
 - The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0.
- Parks and Recreation
 - The Parks and Recreation designation provides for parks, recreation fields, and landscaped trails and pathways, and associated infrastructure structures. Park spaces may be active or passive, and could include dog parks, play areas, and other uses. These areas are intended to primarily consist of outdoor spaces, but they may contain support structures such as restrooms or small utility buildings. Park and recreation areas may have a secondary function as stormwater treatment and infiltration areas.
- Buffer Open Space
 - The Buffer Open Space designation encompasses managed open space areas that create transitions between open space habitat and development. Along the edges of the Core Campus, the Buffer Open Space is intended as a defensible fire buffer area, with fire-resilient landscaping that protects buildings from fire; along the creeks, the Buffer Open Space creates floodable areas for stormwater management and ensures adequate riparian corridors for wildlife movement. Agricultural uses, new parking facilities, and active and passive recreation uses and small supportive structures are allowed within this designation as long as they adhere to the riparian corridor protections. Within the Buffer Open Space areas, built elements should be limited to trails and planters, fire-resistant fencing surrounding agricultural areas, and minor park amenities, although exceptions may occur.
- Preserved Open Space
 - The Preserved Open Space designation is intended to preserve open spaces outside of the Core Campus for public use and benefit, including habitat, active and passive recreation and minor park amenities, ecological services, water resources, and limited agricultural use. This space also contains some infrastructure, including water infrastructure, that is important for the continued functioning of local water systems. Hotels, wineries, tasting rooms, commercial agriculture, concessions, residential uses, and other buildings for human occupancy, with the exception of utility or for firefighting, are not permitted.
- Hospitality Overlay Zone

- The Hospitality designation allows for a “boutique” hotel of up to 120 keys to be located in and near the historic Main Building. The Main Building is envisioned as the anchor and focal point of the Central Green, and must be at least partially open to the public with a mix of lobby space and publicly-accessible retail, food, and other support uses. Additional hotel wings and parking facilities should be built within the remaining overlay area. The maximum FAR will be as per the underlying district regulations.

DENSITY AND INTENSITY STANDARDS

Table 4-1 summarizes the density and intensity standards for each land use designation. For all development, density/FAR is specified as a range—all development has to be within the range specified. Maximum intensities shown in Table 4-1 may not be attainable on all sites, as development regulations (e.g., building height limits or development standards) or site conditions may reduce development potential. On all sites throughout the SDC site, intensities can be averaged across an entire district, as shown in Figure 4.1-1, allowing individual projects to accommodate areas of higher-intensity development, open space, and other amenities, within the ranges as shown in Table 4-2.

DEVELOPMENT PROJECTIONS

Table 4-4 shows development that may result from application of average densities and intensities (which are in between the minimum and the maximum) for each land use classification. The shown totals do not represent adopted Specific Plan policy, but simply illustrate the amount of development that would result from application of these assumed densities and intensities and were used as the basis for conducting the environmental review on the Specific Plan. Overall residential development, by district and overall, is limited as shown in Table 4-2, and for non-residential development, by the FAR range for each land use classification and may be higher or lower than the 410,000 s.f. projection outlined in the table.

4.2 Affordable Housing

Affordable housing is an integral part of the land use program for SDC. Mandated by State legislation and Sonoma County inclusionary housing requirements, and stressed as a priority by community members in project workshops, deed-restricted affordable housing will make up a significant portion of development at SDC.

In order to meet the pressing needs for affordable housing and provide a range of options in Sonoma Valley, affordable housing at the site must take on a variety of different forms. Inclusionary housing, which is mandated as a percentage of the total market-rate housing, is intended for residents that meet certain income limits. Sonoma County defines these categories, including Extremely Low Income (ELI), Very Low Income (VLI), Low Income (LI), and Moderate Income (MI) as percentages of Area Median Income (AMI), the median annual income in Sonoma County, which adjusts by the number of persons in a household and is updated each year. Inclusionary housing for households in the ELI, VLI, and LI categories is subsidized by the sale or rental of market rate housing units, and under Sonoma County Code (SCC) Sec. 26-89-04, developers are required to build 20 percent income-restricted units for ownership projects and 15 percent for rental projects, with at least half of those units reserved as LI. Developers and home builders also have an option under the county code to pay in lieu fees to the County fund for affordable housing instead of building the income-restricted units

at the project site. When developers build units for the ELI and VLI categories, they become eligible under SCC Sec. 26-89-050 for county density bonuses that increase the total numbers of market rate units they are eligible to build. Sponsors may also qualify for State density bonuses for supplying additional affordable housing. Density bonuses may change overall percentages of income-restricted affordable housing in a project but would not reduce the total number of income-restricted units.

Under this specific plan, project sponsors at the site will be required to provide inclusionary required income-restricted units in accordance with Sonoma County Code Chapter 26 Article 89, and will be required to build all income-restricted units within the SDC campus. All other density bonuses and inclusionary requirements included in the County municipal code will apply, and developers are encouraged to build housing at the ELI and VLI levels to satisfy the County's pressing need for affordable housing at this time.

By building smaller units on smaller lots, designing for efficiency and simple but high-quality finishes, and building a mix of multifamily, attached single family, and detached single family homes with various numbers of bedrooms, the Planning Area will be able to accommodate a diverse range of individuals and households, with different needs, different incomes and at different life stages.

"Missing middle housing refers to both a housing typology and an income category that is outside of standard HCD definitions. Missing Middle Income households make between 121 percent and 160 percent of Sonoma County AMI, - too much to qualify for Affordable Housing, but not enough to buy a median priced home. Missing middle housing should make up 50 percent of the total market rate housing at the site. These homes will be accessible for Sonoma County's middle income workforce, such as teachers and firefighters, to help keep these professionals from being priced out of Sonoma Valley. Missing middle housing can be made even more accessible through exploration of an initiative by Sonoma County and area partners of a first-time homeowner grant program, especially targeted towards historically disadvantaged communities.

Finally, five parcels on-site will be set aside as deed-restricted housing for people with developmental disabilities, prioritizing sites close to the preserved open space, ensuring a continuation of providing a welcoming community for people of all ages and abilities. These parcels will be exempt from parcel size maximums specified in the Development Standards. Exact siting and size of these parcels should be worked out between Sonoma County, the project sponsor, and the ultimate owners/operators of these housing units.

4.3 Historic Resources

The Sonoma State Home Historic District (SSHHD) contains a significant concentration of buildings, structures, objects, and landscape features that are united historically by plan, purpose, and physical development. The historic district possesses significance for its pioneering role in housing, educating, and medically treating the state's population of people with intellectual and developmental disabilities. The significance is demonstrated by the presence of buildings within the historic district that clearly convey their function in caring for people with developmental disabilities. In addition, the SSHHD is a representative example of institutional design in California utilizing both Kirkbride and Cottage Plan models. The historic district's period of significance begins in 1889 with the purchase of the Eldridge site and ends in 1949 with the retirement of Superintendent Fred Butler. In 2019, the SSHHD was determined by the State Historic Preservation Officer to meet the eligibility requirements

for the National Register of Historic Places and California Historical Landmarks, and was placed on the state's Master List of Historic Resources.

The SSHHD contains 75 contributing historic resources at SDC; 19 of the original 94 contributing buildings that were originally located within the boundaries of the historic district were destroyed in the 2017 Nuns Fire. The core campus, between Railroad and Manzanita roads, contains 65 of these historic resources, which are almost exclusively to the west of Arnold Drive. There are two individually significant buildings or complexes: the Main Building (Professional Education Center, or PEC Building) and Sonoma House (Residence 140) and its support buildings and structures. The former is listed in the National Register of Historic Places and the latter was found eligible for listing.

There are several compelling reasons for striving to reuse contributing buildings in the SSHHD, to the greatest extent practical. Adaptive reuse is recognized as a highly sustainable approach to construction. Additionally, SDC is a fixture in the Sonoma Valley, reinforced by strong collective community memory. The sense of place, complete with historic buildings and mature landscape, offers an established location for the campus's next life. The SDC site also offers an existing sense of community that is respected and can be reinforced through a mixture of adaptively reused historic buildings and contextually responsive new buildings. The level of detail and design present on the SDC site is not easily replicated with modern building practice and economics.

There are also historic landscape elements that help create the character of SDC. The Central Green, which acts as the heart of the campus, is planted with pollarded sycamore trees that frame views of the historic Main Building to the west and the beautiful Mayacamas Mountains to the east. This axis continues down Harney Street, across the bridge over Sonoma Creek, lending organizational legibility to the campus by visually connecting the east and west sides. The north-south axis along Sonoma Avenue, lined with clusters of mature trees, further structures the site layout, and the historic Ball Fields provide structured, active open space visible from Arnold Drive. Throughout the site, mature trees of all different species, including redwoods, oaks, and bay laurels, cool the air, provide habitat for birds and other animals, and enhance the sense of place.

These landscape elements are all planned to be retained and enhanced to the greatest extent feasible, including the site's significant mature trees. Due to the significant costs associated with adaptive reuse of historic buildings—including seismic retrofitting, hazardous material abatement, and reconfiguring building layouts for very different uses than they were originally intended for—it is infeasible to retain all of the buildings that contribute to the SSHHD. However, the goal of the SDC Specific Plan is to retain and reuse enough historic buildings and landscape features that a sense of the significance of the site and the historic relationship between landscape and buildings is maintained, in accordance with the Secretary of Interior's Standards for preservation of districts and neighborhoods. In order to maintain the unique sense of place and history at SDC, the Specific Plan, as shown in Figure 4.3.1, includes maintaining both contributing and non-contributing buildings around the Central Green, maintaining the best examples of contributing buildings at the north and south terminuses of Sonoma Avenue and throughout the historic core, maintaining and enhancing historic landscape elements, and renovating and reusing Sonoma House, possibly for a museum about the site's history.

4.4 Goals and Policies

LAND USE

Goals

- 4-A Diverse Mix of Land Uses: Promote a diverse and integrated mix of residential development and employment uses, including research, creative services, education, office, retail, and small businesses, to create a vibrant, walkable community hub that provides economic and cultural opportunities for Sonoma Valley communities.
- 4-B Economic Feasibility: Allow for adequate flexibility and intensity of land uses such that long-term development of the site can be accomplished incrementally and result in an economically feasible, self-supporting district that adapts and evolves with changing market conditions.
- 4-C Balanced Development: Prioritize residential uses as both an economic engine and catalyst for activity on the site, while balancing in non-residential uses incorporate uses supportive of the County's workforce and economic development needs, community and institutional uses, and neighborhood-commercial uses to promote walkable lifestyles.

Policies

- 4-1 Promote a fine grained mix of land uses within the Historic Core, with housing, hospitality, office, commercial, and community uses fronting on the Central Green to create a vibrant community center with activity throughout the day.
- 4-2 Locate the primary commercial uses around the Central Green, including eating and drinking establishments, retail, and other local- and visitor-serving commercial uses, in order to reinforce the Central Green as the heart of the site. Give attention to ground floor activation and transparency of final designs to ensure a permeable edge between building interiors and the public realm. Smaller commercial uses may be located in other areas of the campus to the extent that they directly serve the surrounding land uses.
- 4-3 Consider completion of at least 10,000 square feet of retail and eating and drinking establishments and of at least 200 housing units west of Arnold Drive before beginning construction of any housing east of Arnold Drive, if feasible.
- 4-4 Promote a mix of commercial uses that provides neighborhood services for residents, such as a market, bakery, coffee shop, to reduce the need for driving for everyday needs.
- 4-5 Collaborate with local organizations such as the Sonoma Valley Certified Farmer's Market, the Springs Community Farmer's Market, and other local farming organizations to hold a regular farmer's market in the Central Green, if feasible.
- 4-6 Ensure a diverse range of housing types to accommodate a variety of household sizes and life stage, by incorporating a wide range of unit sizes, ranging from co-living and studio apartments to three-or four-bedroom units, in order to accommodate various household sizes and life stage.

- 4-7 Generate a fine grain, mixed product street pattern by not permitting anyone builder to control or develop similar products on more than one block face.
- 4-8 Dedicate a total of five residential parcels comprising at least 1.25 total acres of land for individuals with developmental disabilities within at least three of the five districts: Agrihood, Eldridge Place, Creek West, Core North or South. Parcels shall be identified as part of any future subdivision application. Parcels are exempt from lot size maximums as outlined in Section 5.5 Development Standards. Exemptions to design standards may be required for personal safety of individuals with developmental disabilities.
- 4-9 Prohibit vacation rentals in residential land use areas as defined in Section 26-04-020 of the County Municipal Code. Short-term rentals are allowed as a support use for the institutional designation.
- 4-10 Any Hotel or hospitality use within the Core Campus must incorporate a community-serving component such as recreational facilities, food services, or performance spaces that are open to the public.
- 4-11 Allow for a flexible mix of uses within the Employment Center and Flex Zone designations, allowing development to respond to market conditions and the needs of potential users, in order to facilitate an economically feasible development scenario, and vibrant, synergistic business operating environment.
- 4-12 Prohibit auto-oriented establishments such as service and repair uses and drive-through establishments in the Core Campus.
- 4-13 Sonoma County staff shall review all development to ensure consistency with the Specific Plan and all of the policies, conditions, and other requirements in the Specific Plan. To assist in this effort, the County shall prepare a checklist to be used for all proposed projects at the SDC site to ensure consistency with Plan policies and Supplemental Standard Conditions of Approval, as detailed in Appendix A. Require all development at SDC to comply with additional standard conditions of project approval, as detailed in Appendix A. These conditions should be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines.
- 4-14 Require that the following be considered if the developer seeks to enter into a development agreement:
- No more than 10 percent of the housing units may be larger than 1,800 square feet.
 - To ensure a range of housing types, the total units at SDC shall be within the ranges shown below:

Single-family Detached	10 – 30%
Single-Family Attached	20 – 40%

Multifamily	40 – 60%
Total	100%

- c. Incorporate principles of universal design throughout the campus to ensure buildings and outdoor spaces are accessible to all regardless of age, ability, or any other demographic.
- d. Provide community benefits related to the impacts of hotel development and operations.

AFFORDABLE HOUSING

Goals

- 4-D Generate deed restricted affordable housing at a range of income levels, household sizes, and ability levels, including both income-restricted affordable housing and housing that is affordable by design.
- 4-E Support affordable housing development beyond the minimum requirements through County, State, federal, and other funding sources.
- 4-F Promote “missing middle income” housing to support the needs of the workforce that do not meet the requirements for income-restricted affordable housing.

Policies

- 4-15 Inclusionary income-restricted units must be provided in compliance with the County’s Affordable Housing Program, Sonoma County Code Chapter 26 Article 89.
- 4-16 Require that all required inclusionary housing be built at the SDC campus. The project sponsor shall either provide inclusionary housing at site or otherwise equivalently dedicate land and pay any needed additional in-lieu fee for affordable housing to be developed on campus.
- 4-17 Co-locate deed-restricted and market rate housing rather than clustering inclusionary housing within one district. Inclusionary housing and market rate housing should be fully integrated within the same buildings, but recognizing that financing for these may come from different pools, ensure that, inclusionary housing is located in two or more discrete buildings. Regardless, ensure that inclusionary housing is integrated into the overall fabric of the community, and has the same look and feel as market rate housing. Inclusionary housing units to be completed prior to or concurrently with completion of the market rate housing units.
- 4-18 At least 50 percent of the market rate housing should be designed as “missing middle housing,” intended for sale or rental to individuals or families making between 121 and 160 percent of Sonoma County’s Area Median Income (AMI) by including: small lot sizes; smaller, efficient dwelling sizes; a mix of duplex, triplex, fourplex, townhomes, and cottage clusters; a range of studio through three- or four-bedroom units; and simple but high-quality materials in construction and finishes. (See Table 5.5-2 for maximum lot sizes and other development standards.)

- 4-19 Explore creation of a rental and first-time homeowner 'soft second' (i.e. forgivable loan) program for historically disadvantaged communities by partnering with local affordable housing organizations in order to expand rental and homeownership opportunities and promote racial equity.
- a. To the extent permitted by applicable law, including fair housing laws, developers must establish a local preference policy that grants a preference in the affordable units to: (1) eligible individuals displaced by downsizing or closure of the Sonoma Developmental Center; and (2) eligible individuals that live or work in Sonoma County. Additionally, a local application assistance program shall be administered.

HISTORIC RESOURCES

Goals

- 4-G Preserve the historic character of the SDC campus through the preservation and reuse of the National Register-eligible Sonoma House and the National Register-listed Main Building, key historic landscape elements, and of a portion of the contributing buildings to the National Register-listed Sonoma State Home Historic District, while balancing conservation with development and contemporary land use and development feasibility objectives.
- 4-H Select historic buildings for conservation to maximize their presence along streets and public places.
- 4-I Provide flexibility in design for conservation when conservation of an entire building is not feasible in keeping with the Secretary of the Interior Standards for rehabilitation.
- 4-J Provide opportunities for historic interpretation onsite.

Policies

- 4-20 Preserve and reuse the two historically significant buildings, the Main Building (PEC) and the Sonoma House Complex, including its six support structures. When rehabilitation projects for these two individual historic resources or new work immediately adjacent to the historic resources are proposed, identify potential impacts to the historic resources.
- 4-21 Preserve and enhance the landscape elements that contribute to the significance and character of the Sonoma State Home Historic District, including the formal tree grid at the existing mature grove of trees fronting the parking lot south of the Main Building, at the Central Green, the baseball field, Sonoma Bridge, the front entrance gate, and the Eldridge Cemetery, as well as primary circulation routes. All non-functional turf areas where no recreational purpose is provided and existing should be eliminated and replaced with drought-tolerant planting or ground cover that enhances the historic landscape. Require the Eldridge Cemetery to be protected, preserved, and accessible to the public in perpetuity.
- 4-22 As part of its planning application submittal and prior to any modifications or removal of historically contributing buildings/features, require that the project sponsor prepare a

historic preservation plan, based on desired development and suitability of buildings for adaptive reuse, with the overarching objective of preserving a set of buildings that reflect the diversity of building types and the continuum of life at the former SDC. For instance, retain and reuse buildings that represent various architectural styles that are character-defining to the Historic District, including French Eclectic, Spanish Eclectic, and Tudor Revival, as well as character-defining materials such as tile roofs, stucco and brick cladding, and wood windows.

- 4-23 Preserve and reuse the contributing resources identified in Figure 4.3-1, to the greatest extent feasible, unless otherwise determined through the approved historic preservation plan.
- (a) If all of the contributing resources identified in Figure 4.3-1 cannot be retained, the following buildings should be considered as least significant of those 28 contributors and studied for removal:
- (i) Acacia 2
 - (ii) Goddard
 - (iii) Workshop
- (b) If all 28 contributing resources identified in the Sonoma Developmental Center Land Use Diagram cannot be retained, in addition to those listed above as least significant contributors, the following buildings should be considered less significant of those 28 contributors and studied for removal:
- (i) Walnut (significant damage)
 - (ii) Firehouse
 - (iii) Main Store Room
 - (iv) Maintenance Shop
 - (v) Acacia I
- 4-24 Preserve and reuse buildings at both the north and south terminus of Sonoma Avenue, including Wagner, Dunbar and Wright to the north, and Hatch to the south, unless otherwise determined through the approved historic preservation plan.
- 4-25 Preserve and reuse at least 8 of the 10 contributing buildings fronting Sonoma Avenue (including Sonoma Circle), as listed below, unless otherwise determined through the approved historic preservation plan.
- a. Wagner
 - b. Dunbar
 - c. Wright

- d. Finnerty
 - e. McDougall
 - f. Oak Lodge
 - g. Hill
 - h. Walnut
 - i. Hatch
 - j. Main Building
- 4-26 Preserve and reuse all the contributing buildings and structures that surround the Central Green, as listed below, unless otherwise determined through the approved historic preservation plan.
- a. Main Building
 - b. Chamberlain Hospital
 - c. Palm Court
 - d. Pines
 - e. Entrance Gate
- 4-27 Preserve and reuse houses along Arnold Drive within the core campus, reconstructing as necessary. Require that the developer hire a preservation architect to undertake a conditions assessment and reconstruction plan prior to demolishing and reconstructing houses on Arnold Drive that are in poor condition. Reconstruction should adhere to the Secretary of the Interior's Standards for Reconstruction.
- 4-28 Prepare interpretive signage, art, or other exhibition onsite to educate residents and visitors about the history of the site, including pre-history, Native American history and the history of the Sonoma State Home. Signage should be available in English and Spanish and Native American tribal language as appropriate.
- 4-29 Ensure that proper documentation is made prior to any substantial change to or demolition of a contributing historic structure, as described in Appendix A.
- 4-30 For any contributing historic structures that are demolished within the Planning Area, require that materials be made available as salvage as described in Appendix A, in order to facilitate the reuse of materials and historic detailing, and to reduce demolition waste.
- 4-31 Require that construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings, as described in Appendix A.
- 4-32 Consider preserving the hog and poultry area east of the Core Campus and the SDC water and sewage system to the west and north.

5 COMMUNITY DESIGN

The Specific Plan reinforces the defining development characteristics of the Planning Area – a developed campus with streets largely along an orthogonal grid, placed on the plains of Sonoma Valley, surrounded by hundreds of acres of rolling open space. The campus’ structure and sense of place is shaped by its connected network of streets, clusters of historic buildings, a Central Green, and vegetated riparian corridors.

Building on this existing framework, the Specific Plan seeks to foster vibrant streets and public places, new pedestrian paths and connections to support active lifestyles, and promote development that is community-oriented and sustainable and that is in harmony with the special setting of the campus while catering to contemporary needs.

This chapter provides policies to shape the overall character and form of development to enhance the campus’ sense of place and livability through quality public realm and streetscapes, and building design policies and standards that promote a community orientation, and sustainability and resiliency.

Callout Box: What is the public realm?

The term “public realm” is the combination of physical setting with social aspects of public life. The design of street rights-of-way, building placement and façades, and publicly-accessible open spaces, parks, squares, plazas, and courtyards are key to an attractive public realm that make it an enjoyable place for public use.

5.1 Public Realm

SDC’s public realm is comprised of a network of parks, public spaces, pedestrian connections, and trails throughout the site, with the Central Green as the heart of the new community, as shown in Figure 5.1-1: Public Realm, The Central Green is organized in an east-west axis with terminating views at Mayacamas Mountains to the east and Sonoma Mountain to the west. The Plan proposes to build upon the existing street grid and building placement, filling in with new pedestrian connections and buildings blending with the scale of existing structures west of Arnold Drive, while establishing new patterns of development east of Arnold Drive. The emphasis on walkability and pedestrian orientation will help open the site and support an active community that is accessible to existing and future residents.

STREETSCAPE DESIGN

Enhanced streets and streetscapes are key elements of the Specific Plan’s public realm policy approach. They will contribute significantly to the quality of life of local residents, employees, and business patrons, and are fundamental to the overall strategy of creating a pedestrian-oriented community district that has high levels of comfort, convenience, and safety. Walkability – useful and convenient places and services to walk to, a pleasant and attractive route to walk to them, and

development configured to encourage walking – is a basic principle of the Specific Plan. Goals, standards, and design guidelines for land use, street design, open space, and buildings address a range of pedestrian-friendly features, providing for a mix of land uses, block sizes, and street-oriented buildings and ground floor spaces.

Existing streets on the campus are laid out in an orthogonal grid, often capturing distant views or terminating with views to buildings. While some of the streets, including around the Central Green and Holt Road in particular, have evenly-spaced trees, and Arnold Drive has many mature trees along its length, many other internal streets lack trees. Sidewalks are often on one side of the road only, and sometimes incomplete. Streetlight fixtures with historic posts (tapered, ribbed metal) topped with luminaires that are historic or replacement non-historic are located sporadically throughout the area. Signposts are metal, but there are several concrete signposts with stamped names of streets.

The Specific Plan seeks to foster streetscapes reflective of SDC's changed use and the new residents, workers, and visitors who will be occupying the site. Streetscape improvements may include more sidewalks and street crossings, more street parking, and amenities to provide greater pedestrian comfort including increased tree canopy coverage and improved, cohesive and multilingual signage. Streetscape designs will also reflect the relatively low volume of traffic expected along internal streets, enabling shared use of streets by cars, shuttles, and bicyclists, and accommodating additional on-street parking where situations permit, without compromising the character of the environment through overly-wide or over-engineered streets.

Key design improvements for streets within the SDC are described in the policies below. The Streetscape Design Diagram, Figure 5.1-2, maps these improvements within the SDC Specific Plan Area, consistent with Mobility, Public Realm, Open Space, and other Plan policy elements. The Street Cross Section Illustrations in Figures 5.1-3 through 5.1-8 depict before and after character, features, and dimensions for streets and the streetscape improvements recommended.

All streets within the SDC are planned to have continuous and upgraded sidewalks, consistent pedestrian-oriented lighting, curbside planting/parkway strips that allow for stormwater capture and biofiltration, and canopy shade trees for cooling, habitat, and buffering of pedestrian spaces from adjacent roadways. These features will provide environmental and quality of life benefits and add value to adjacent residential and commercial developments and the community overall.

It is anticipated that streetscape implementation will occur in parallel with building development to ensure coordinated development. The overall streetscape strategy envisions that the two principal east-west and north-south axes—Grove/Harney and Sonoma—will be lined with sycamore trees, while Holt, Wilson, and other neighborhood streets will have other kinds of primarily deciduous canopy trees providing shading.

PARKS AND PUBLIC SPACES

The SDC is projected to have a population of around 2,500 residents, workers and visitors. The Specific Plan seeks to provide a balance of active and passive and larger and smaller parks and open spaces, as shown in Figure 2.2-1. The Core Campus is projected to have approximately 30-50 acres of buffer open space (including riparian, wildlife corridor, and Arnold Drive buffers), 10-15 acres of active recreational space, including the existing ballfield, 5-10 acres of managed landscape fire break and agrihood, and 50-60 acres of other landscaped areas, which may include habitat gardens, bioswales,

and other native plantings designed to reduce potable water use and minimize fire risk on the site. The ballfield and additional larger recreation fields in the surrounding open space can help meet the active recreation needs of the community. The Specific Plan outlines several new smaller parks in close proximity to housing, and using recreational paths, including along riparian corridors, as linkages. Key elements proposed include retaining the ballfield, building up the public realm around the Central Green, creating a distinctive neighborhood open space surrounded by Sonoma House and historic buildings, which can also serve as a venue for smaller community events and weddings, and open spaces integrated with flooding solutions along creeks. Open spaces will be knit together by a system of public pathways and trails, integrated with trails to the vast open spaces surrounding the campus.

5.2 Neighborhood and District Design

Within the overall structure of the Core Campus, there will be distinct districts and neighborhoods. Figure 4.1-1 shows the overall structure, which includes the following districts/neighborhoods:

- Historic Core
- Core North Residential
- Maker Place
- Core South Residential
- Sonoma House Commons
- Walnut Court
- Creek West
- Eldridge Place
- Agrihood
- Utilities

Each of these districts will have its own character and will intermix uses and products where possible to avoid homogeneity and improve neighborhood diversity and vibrancy. The districts are organized around defining features to create identity for each neighborhood, within the ethos of the larger campus and its legacy. Goals and policies specific to each district are listed in Section 5.4: Goals and Policies below.

5.3 Building Form and Design

The Specific Plan envisions that at an overall campuswide scale, the overall building volume will be largely similar to the one in place at the time of Specific Plan adoption (in 2022). However, at a neighborhood scale there will be substantial variations compared to what exists today, resulting from the generally more fine-grained nature of residential development compared to present-day (2022) institutional buildings, and replacement of many single-story buildings—especially on the eastside—with multi-story ones, also likely resulting in overall less amount of building footprint than exists in 2022.

The Specific Plan outlines policies and standards for building placement, and design and massing to support the Plan's overall goals of promoting a cohesive sense of place, and promoting building

design that engages with the public realm and supports pedestrian engagement and comfort, while providing flexibility and design freedom to project developers and architects to outline creative solutions to contemporary needs.

The overall framework of building form, massing, and design includes:

- **Overall Maximum Building Heights:** Figure 5.3-1: Maximum Building Heights outlines maximum building heights throughout the campus. It should be noted that these are neighborhood and district-wide height limits; certain building types—especially single-family homes—may have much lower heights than allowed at the district-wide scale. Additionally, projections into the maximum heights (such as for pitched roofs, mechanical equipment etc.) are allowed within certain limitations, as outlined in the development standards that follow.

The maximum building heights map seeks to maintain the prominence of the Main Building as a distinctive landmark, with maximum building heights flanking the Central Green capped at the height of the Chamberlain building. Consistent building heights are maintained along the length of Sonoma Avenue. Building heights are somewhat taller in the Historic Core and Employment Center districts, reflecting the need for taller floor-to-floor heights of the existing buildings and the anticipated office and research and development buildings.

- **Building Setback/Match Lines.** Figure 5.3-2 outlines building frontage match lines—lines to which building facades must be built—along the two principal north-south axes (Sonoma Avenue) and east-west (Grove/Harney) axes. These match lines represent both the maximum protrusion points along these streets, as well lines that should be reinforced through building design by ensuring that portions of building frontage are located along these lines to reinforce a strong visual “street wall”.
- **Development and Design Standards for Building Use Types.** The Specific Plan does not mandate that buildings be in a specific architectural style, whether contemporary or historical. However, additions to historical buildings should follow the Secretary of State’s Guidelines, as outlined in Section 4.3: Historic Resources.

5.4 Goals and Policies

PUBLIC REALM

Goals

- 5-A **Sense of Place:** Maintain and enhance SDC’s unique sense of place by blending existing and new buildings and landscape elements into a cohesive visual whole, while emphasizing identity and uniqueness of individual districts and corridors.
- 5-B **Welcoming Public Spaces:** Enhance the public realm with vibrant pedestrian-oriented streetscapes and community-oriented public spaces that are welcoming and accessible to people of all ages and abilities.
- 5-C **Pedestrian-Oriented Development:** Design development to enhance access and walkability, and pedestrian comfort, safety, and delight.

- 5-D **Public Realm Network:** Create a public realm of interconnected streets, ways, and other public spaces that promotes walking and is a signature element of the SDC in its own right.

Policies

Streetscape Design

- 5-1 Provide consistent canopy shade tree plantings at approximately 36 feet on center along all street frontages to establish tree-lined avenues as a key SDC identity element that complements the surrounding hills and open space landscape.
- 5-2 Provide new or complete existing sidewalks along all street frontages accommodating Core Campus development.
- 5-3 Provide curbside planting strips wherever feasible to buffer pedestrians from adjacent roadways, accommodate street trees, and allow stormwater capture and biofiltration.
- 5-4 Reconfigure street widths as needed to accommodate streetscape and mobility upgrades and improvements.
- 5-5 Restore and re-use existing, pedestrian-oriented traditional post-top “acorn” light fixtures as feasible, and stagger new fixtures, where appropriate. Ensure all new restored and reused lighting is sensitive to the wildlife corridor.
- 5-6 Reconfigure corner curb radii to 15 feet maximum and add 6 foot wide corner curb extensions where curbside parking is present to slow traffic movements and shorten pedestrian crossing distances.
- 5-7 Ensure connectivity and pedestrian permeability across all districts by creating multi-modal slow-speed streets, pedestrian walkways, and a fully connected sidewalk network.
- 5-8 Require a mix of high-quality, long-lasting materials that maintain accessibility for all ages and abilities such as pavers, brick, stone, or concrete for new paving and landscape improvements.
- 5-9 Create regular seating and resting places throughout the site to enable and encourage longer walks for residents, employees, and visitors.
- 5-10 Consider including multiple languages including Spanish, English, and Native Languages as well as braille and large high-visibility text on site signage.
- 5-11 Sidewalks must have a six foot minimum width; see Street Cross Sections Illustrations and Policy 5-15 , below, for requirements for specific streets.
- 5-12 Deciduous shade trees must be planted along all street frontages that do not already have comparable shade cover. Maximum average spacing 36 feet on center; minimum 36-inch box/3-inch caliper size.
- 5-13 Pedestrian-oriented lights must be placed along all developed street frontages within the Core Campus. Maximum average spacing 100 feet on center in staggered arrangement.

Fixture model shall be per existing post-top “acorn” fixtures, with additional coverage to meet dark sky standards.

- 5-14 Curbside and parking zone planters must be provided along street frontages to buffer pedestrians from the adjacent roadway, accommodate street trees and landscape materials, and collect and filter roadway runoff as feasible. Planters intended to collect runoff must have a four foot minimum inside width.
- 5-15 Streets must substantially conform to the subsections below and the Roadway Cross Sections and Illustrations, Figures 5.1-3 through 5.1-8. All existing roadway dimensions are approximate.
 - a. Arnold Drive – Reduce existing 46 foot two-lane curb-to-curb dimension to 28 feet, with 14 foot travel lanes, 8 foot raised bike lanes, 9 foot parkway planter to preserve existing trees, 6 foot new/repaved frontage sidewalk; infill street trees as needed to maintain 50 foot on center spacing.
 - b. Harney Street East – Reduce existing 48 foot two-lane curb-to-curb dimension to 22 feet with 11 foot travel lanes, 8 foot curbside parking zone, 4 foot curbside step zone, 14 foot parkway planter to preserve existing trees, 6 foot new sidewalk.
 - c. Harney Street West and Grove Street (Central Green Streets) – Replace existing 6 foot sidewalk with 4 foot curbside parking step zone, 12 foot parkway planter to preserve existing trees, new 8 foot sidewalk; infill street trees along both sides of new sidewalk to create double row/alley.
 - d. Sonoma Street – Reduce existing 34 foot two-lane curb-to-curb dimension to 32 feet and relocate curbside parking from west to east side between Holt and Wilson Streets to accommodate 6 foot curbside parkway planter and drop-off area along Administration Building frontage; replace existing 5 foot sidewalk with 8 foot sidewalk.
 - e. Sonoma Street Main Building – Retain existing 34 foot curb-to-curb dimension north and south of the Main Building frontage, replace existing 6 foot curbside sidewalk with 6 foot parkway planter.
 - f. Holt Street – Retain existing 32 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on north side (no parking side) with 12 foot parkway planter to preserve existing trees and new 6 foot sidewalk; replace existing 6 foot curbside sidewalk on south side (parking side) with 4 foot curbside step zone, 8 foot parkway planter to preserve existing trees, and 6 foot new sidewalk.
 - g. Wilson Street: Special Condition – Wilson Street will be reconfigured to re-orient on-street parking while preserving the existing drainage swale and historic residence at Arnold Drive. Improvements must be consistent with all 5.1 policies above as feasible.
 - h. Railroad Avenue – Retain existing 24 foot curb-to-curb dimension. Replace existing 6 foot curbside sidewalk on west side with 6 foot parkway planter and new 6 foot sidewalk;

- i. New Core Campus Road Extensions – Curb-to-curb dimension must be 22 feet, with 6 foot curbside planter and 6 foot sidewalk.
- j. Neighborhood Roads – Curb-to-curb dimension must be 20 feet, with 5 foot curbside planter and 5 foot sidewalk.

Parks and Public Spaces

- 5-16 Develop a cohesive and integrated system of parks and open spaces, to fulfill the active and passive recreational needs of the community, building on the overall framework outlined in Figure 5.1-1.
- 5-17 Ensure a balanced mix of spaces and equipment at overall project scale for different activities and ages, such as playgrounds, exercise equipment, bocce or horseshoe courts, multi-purpose sports fields, and gathering areas of different scales.
- 5-18 Include well-designed accessible amenities such as restrooms, drinking fountains for people and dogs, benches, community bulletin boards, and picnic tables.
- 5-19 Design public spaces with handrails, ramps, and other accessibility measures that meet and exceed ADA requirements. Use State and/or federal accessibility standards for outdoor undeveloped spaces in open space.
- 5-20 Central Green and Surrounding Roadways – The Central Green will be preserved as an open, grassy expanse that has flexibility to be used for special events as well as day-to-day relaxation, picnics, and informal recreation. Additional perimeter shade trees and lighting is recommended, with infill trees as needed to maintain a consistent spacing of approximately 50 feet on center. Surrounding roadways should be improved with a textured surface that slows traffic and creates an attractive setting for special events that involve temporary street closures for food and other vendors and activities.
- 5-21 Central Green Facing Properties – New development and renovation of adjacent buildings and sites should provide small plaza spaces, landscaping, lighting, seating, and other amenities within the generous front setback areas to complement the Central Green and surrounding roadways. These areas should help to activate the overall Central Green area and function as attractive, semi-public open spaces in their own right. For buildings that face another street in addition to the Central Green should treat the Central Green as a primary façade, while also presenting active and attractive frontages to the secondary façade.
- 5-22 New development in the Core Campus shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as applicable in order to ensure compliance with federal and State requirements for water efficiency.

Buildings

- 5-23 Buildings should be designed to frame the public realm, including parks and plazas, and streets.

- 5-24 Buildings should engage the public realm, with building entrances, public spaces of buildings such as lobbies, and windows facing the public realm, with any parking or loading areas in the back. Where buildings face multiple streets, both the primary and secondary facades should provide engagement with the public realm through windows, secondary entrances, and improvements to the public realm.

NEIGHBORHOOD AND DISTRICT DESIGN

Historic Core Goal

- 5-E **Historic Core:** Maintain and enhance the Core's historic character through cohesive scale and visual symmetry, reflecting the importance of the Central Green and the Main Building. Infuse the Central Green with energy and activation as the focus of the campus and a gathering place for the broader Sonoma Valley, with a vibrant mix of use and activities, and buildings adjacent to the Central Green that enhance the overall community character of the place.

Historic Core Policies

- 5-25 Maintain and enhance views and view corridors along the Central Green and Sonoma Avenue.
- 5-26 Create an "active frontage" of retail stores, cafés, and restaurants along the southern flank of the Central Green, with outdoor dining spilling on to the space between buildings and Harney Road.
- 5-27 Maintain views of the Main Building and the Baseball Fields from Arnold Drive.

Core North Residential Goal

- 5-F **Core North Residential:** The Core North Residential district is envisioned as a neighborhood centered on the historic Baseball Fields that provides a transition and connection between the Historic Core and the expanded wildlife corridor to the north.

Core North Residential Policies

- 5-28 Design pedestrian paths between Core North Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-29 Orient balconies, stoops, decks, and porches to look out over the Baseball Fields as feasible.
- 5-30 Orient buildings away from the wildlife corridor at the north, with only private or semi-private backyards and quiet green spaces facing northwards, and maintain landscaped buffers along the northern border to provide safety and cover to wildlife.
- 5-31 Transition building heights and intensities from highest along Holt Road to lowest along the northern boundary.

Maker Place Goal

- 5-G **Maker Place:** Maker Place is envisioned as a thriving district of employment uses including offices, research and development spaces, institutional uses with a research focus, and live-work artist studios anchored by a mix of historic buildings and new higher intensity working spaces, that maintains historic views and easy pedestrian access to the amenities of the Historic Core.

Maker Place Policies

- 5-32 Orient building activity and entrances away from the wildlife corridor at the north of the district, and ensure that thick vegetation and compliance with dark-sky requirements buffer wildlife from exposure to human activities.
- 5-33 Locate any commercial or support uses (e.g. cafeterias, cafes, childcare services) at the ground floor level and require that they be open and accessible to the general public in order to promote a sense of community between residents, businesses, and visitors, and to prevent exclusive access to commercial uses by employees.
- 5-34 Design building orientations and layouts to maximize visual connections with the Main Building and the Central Green.

Core South Goal

- 5-H **Core South Residential:** Core South Residential is envisioned as a residential neighborhood that transitions from the higher intensity scale of the Historic Core to a scale that complements Mill Creek and the historic homes along Arnold Drive, with direct walking connections to the Central Green.

Core South Policies

- 5-35 Design pedestrian paths between Core South Residential and the Historic Core to provide direct visual and physical access between the two.
- 5-36 Transition building heights and intensities from highest at the intersection of Sonoma Avenue and Wilson to lowest along the south and east edges along Mill Creek and the historic homes along Arnold Drive.
- 5-37 Replace historic homes along Arnold Drive as needed with buildings of similar size, height, style, and material palette as the existing structures.

Sonoma House Commons Goal

- 5-I **Sonoma House Commons:** Sonoma House Commons is envisioned as a mixed-use district anchored by the historic Fire House with medium- to higher-density development, connected to the vibrant Historic Core, the western open space, and Mill Creek.

Sonoma House Commons Policies

- 5-38 Design new buildings and open spaces in Sonoma House Commons to accentuate and complement the adaptively reused historic buildings, including the Firehouse, Sonoma House, and McDougall, using a range of styles and materials for facades, roofs, and hardscape.

- 5-39 Maintain the thick buffer of existing vegetation between Sonoma House Commons and Mill Creek in order to buffer lights and human activities to protect wildlife in the Mill Creek riparian corridor.

Walnut Court Goal

- 5-J **Walnut Court:** Walnut Court is envisioned as a site for a small Institutional campus in an idyllic setting on the SDC site, adjacent to Mill Creek and surrounding the existing grove of redwood trees, and providing a space for offices, short term residential occupancy and other uses associated with and Institutional campus.

Walnut Court Policies

- 5-40 Maintain the existing grove of redwood trees within Sonoma Circle.
- 5-41 Maintain at least a 50 foot setback from the top of bank of Mill Creek for any new construction.
- 5-42 Complement the historic style of Walnut and Hatch in all new buildings through matched materials, architectural detailing, and color palettes in order to create a cohesive, campus-like feeling in the district.

Creek West Residential Goal

- 5-K **Creek West:** Creek West is envisioned as a neighborhood between Arnold Drive and Sonoma Creek with a diversity of housing types and heights, active street frontages that respect the existing landscape setbacks and mature tree canopies, and that maintains visual and physical access to the creek while minimizing impacts from development.

Creek West Residential Policies

- 5-43 Use thickly-planted deciduous and evergreen trees and shrubs, in tandem with dark-sky compliant lighting, to buffer the Sonoma Creek habitat corridor from lights and human activity, particularly along Redwood, interspersed with small clearings for visual access to the creeks.
- 5-44 Vary housing types, materials, and heights within Creek West to avoid monolithic-looking housing development.

Eldridge Place Goal

- 5-L **Eldridge Place:** Eldridge Place is envisioned as a lower-intensity neighborhood that facilitates a visual transition between the town of Eldridge to the south and the main area of the SDC site, helping to blend the character of the two places and matching the existing scale of development.

Eldridge Place Policies

- 5-45 Maintain at least a 30-foot setback from the edge of the planning area to new buildings in order to reduce impacts on existing homes directly south of the campus. The setback should be planted with a mix of retained existing mature trees, including the line of redwood trees along the property line, and new canopy trees with expected mature heights of 30 feet and above.

- 5-46 Use large canopy trees, including California sycamore and oak, intermixed with redwood trees throughout the Eldridge Place neighborhood, especially clustering redwood trees near Sonoma Creek.

Agrihood Goal

- 5-M **Agrihood:** The Agrihood District is envisioned as a new neighborhood that is a nod to historic agricultural lands, with physical and visual connections to the historic agricultural areas, low-impact development at a lower intensity, and a smooth visual transition between higher intensities to the west and the agricultural open space at the east.

Agrihood Policies

- 5-47 Lay out new streets and buildings in such a way as to maximize views of the Preserved Parkland and Open Space at the east side of the Core Campus.
- 5-48 Use low-water, low-maintenance agricultural landscape plantings in the streetscapes and public spaces of the Agrihood, such as artichokes; native strawberry and grape varieties; pineapple guava; and fruiting fig, persimmon, olive, and citrus trees, and explore partnering with local gardening groups or future agricultural operators on-site for maintenance and harvesting.
- 5-49 Design Agrihood buildings using a more rustic materials palette than other areas at the site, such as by incorporating a higher percentage of reclaimed materials in facades, using unfinished or natural accent materials such as Corten steel or corrugated metal, or opting for straw-bale construction, which can also aid in the fire-resistance of structures.
- 5-50 Within the Agrihood, an even greater emphasis should be placed on fire resistant landscaping and construction. All construction materials should be fire-proof and landscaping should be fire-resistant with special attention paid to buffer zones and defensible space. See Chapter 2 for additional policies and information on fire-resilient construction and landscaping.

Utilities Goal

- 5-N **Utilities:** The Utilities District is envisioned as the location of utilities and other “back-of-house” functions in a lower-intensity mix of existing and new buildings, that maintains views and access between the Historic Core and the open space to the west.

Utilities Policies

- 5-51 Design utilities buildings to shield adjacent districts from visual clutter, noise, and odors by using screening, enclosed buildings, and landscaped buffers.

Arnold Drive Overlay Goal

- 5-O **Arnold Drive Overlay:** Along Arnold Drive, development should maintain the existing mature vegetation and trees, current building setbacks, and cottages on the western edge. Maintain a variety of building types and scales and views into the ballfield and other portions of the SDC site.

Arnold Drive Overlay Policies

- 5-52 Vary building heights and types along Arnold Drive to avoid a monolithic appearance and to foster an interesting streetscape, and the existing setbacks along Arnold Drive should be maintained.
- 5-53 Design new buildings along Arnold Drive with active frontages, such as front doors, porches, front gardens, and stoops, oriented towards Arnold Drive in order to engage and activate the street.

Sonoma Avenue Overlay Goal

- 5-P **Sonoma Avenue Overlay:** Along Sonoma Avenue, development should maintain the visual integrity of the north-south axis along Sonoma Avenue, terminating at historic buildings and being lined with large leafy trees.

Sonoma Avenue Overlay Policies

- 5-54 Design new buildings along Sonoma Avenue with active frontages, such as with building entrances, stoops, windows, and terraces.
- 5-55 Retain and adaptively reuse historic buildings at the north and south terminus of Sonoma Avenue – Wagner, Dunbar, Wright, Hatch and Walnut, unless otherwise determined through the approved historic preservation plan.

BUILDING FORM AND DESIGN

Goals

- 5-Q **Site Structure:** Maintain and enhance the overall structure of the SDC site, with activity and intensity focused on the Central Green, streetscapes framed by continuous mature trees, and vistas that terminate at historic buildings and that extend to the Mayacamas and Sonoma Mountain ranges.
- 5-R **Development Scale:** Ensure that new development is in keeping with the overall scale and development height variation at the current SDC campus, while providing flexibility in how buildings of various heights are dispersed at the campus and meeting the design goals and policies of individual districts.
- 5-S **Built Environment:** Support a cohesive community feel and character, while allowing a visually rich palette of diverse architectural styles, materials, and planting.

Policies

- 5-56 Ensure that building heights are consistent with Figure 5.3-1.

Note that these heights are measured from average site ground level, and projections beyond maximum height are allowed as per development regulations that follow. Building heights are additionally regulated by use in the development standards that follow; the lower of the two limitations (district height and height for land uses) applies.

- 5-57 Require buildings to define street edges as outlined in Figure 5.3-2, lining up streets with main entrances, and designing buildings to be easily accessed by pedestrians, with parking tucked behind buildings.
- 5-58 For buildings fronting Sonoma Avenue, Grove Street, and Harney Drive, require buildings to create a uniformly set back street edge by requiring the majority of building frontage to be located at the building setback match line as shown in Figure 5.3-2.
- 5-59 Require a mix of high-quality, long-lasting materials for all new buildings, and use reclaimed and salvaged materials from demolished SDC buildings wherever feasible.
- 5-60 Ensure that development meets Title 24 and CALGreen Tier 2 requirements and incorporates green building measures such as sustainably designed sites, greywater systems or stub-outs, rooftop rainwater catchment systems, passive heating and cooling, sustainable materials, indoor environmental air quality, and use of innovative sustainability techniques.

5.5 Development Standards

The SDC Specific Plan is implemented through policies in the Plan, amendments to the Sonoma County Zoning Ordinance, and development standards listed in the Plan. The following tables and supplemental text outline the specific development standards for each land use within the Planning Area. A map of the assigned land uses within the Planning Area is shown in Chapter 4, Figure 4-X. Additional development standards are provided for certain product types within the Planning Area. The development standards serve as the zoning for the area and supersede development standards in the Sonoma County Zoning Ordinance. All standards specified in this document apply to new infill development at the site, adaptively reused buildings are exempt except where noted otherwise. Where specific standards are not listed within the Specific Plan, the applicable sections of the Sonoma County Zoning Ordinance will regulate development.

Table 5.5-1 Building Development Standards: Land Use

LOT / BLOCK/ STREET DESIGN STANDARDS

Development parcels shall be designed to mix a variety of product types within a given block and neighborhood. This requires varying lot sizes and orchestrating frontages and products to frame views, create strong relationship with the public realm and introduce interesting housing options. Where blocks and neighborhoods incorporate, or need to work with existing structures, street patterns and organization can be modified to highlight the uniqueness of the building, without compromising overall connectivity and legibility of the block system.

Street Network Design

Streets shall be considered an important part of the mobility and open space framework of the overall community. The overall street network shall be organized to create an interconnected, fine grained fabric of blocks, provide clarity and legibility to movement (pedestrian and vehicular) within the community, and result in developable parcels that provide efficient and cost effective parcels to meet affordability goals.

Block Design

No block shall exceed 250' in length without a corresponding cross street. Where site or product conditions warrant, a mid block pedestrian mews can be provided in lieu of a street, to reduce perceived block size and maintain connectivity without adding street costs.

Blocks shall be designed to incorporate a minimum of two distinctly different product types (not plans or elevations). With an attention to efficiency blocks may utilize end caps for one product and main street frontage for another.

Street Design

Street widths shall be kept to a minimum – 20 foot width for travel lanes, and provide on street parking of eight feet on each side to the greatest extent practicable.

To improve walkability and respond to the classic campus nature of the SDC site, all neighborhood streets shall provide tree lawn of at least five feet in width between curb and sidewalk to improve the public realm and provide important stormwater management benefits. In limited locations where the

design or condition warrants, tree wells in parking lanes can be provided to create variety and reduce the overall cross section of ROW.

Alleys can be an important solution for increasing granularity of the neighborhoods, avoiding front loaded garages and creating additional connectivity. Alleys may be a minimum of 12 feet in width, as long as a minimum corridor width – garage face to garage face is no less than 24 feet.

Table 5.5-2 Building Development Standards: Residential

LOW/MEDIUM DENSITY RESIDENTIAL

- Low/Medium Density Residential category accommodates a mix of housing types on smaller lots, either as detached (no walls shared with other properties), semi-detached (wall shared along one property line) or as attached units (walls shared with two+ adjacent properties), with density ranging from six to 14 units per gross acre. Housing types at the lower density range may include small lot single-family detached or semi-detached units. Housing types at the higher density range may include single-family attached units or small multiplex (multifamily) buildings (triplexes to eight-plexes). Closer to the Central Green, multifamily units with shared parking are also permitted, provided they are not more than 25 percent of the total housing units within an area designation for Low/Medium Density Residential.
- *Development Standards.* Table 5.5-1 prescribes the development standards for the Low/Medium Density Residential Land Use. Additional regulations are denoted below.

Callout Box: Low/Medium Density Residential: Housing Typologies
Low/Medium Density Residential housing typologies includes single family detached, duplexes and townhouses, among others.
Figure 5.5-1 Low/Medium Density Residential: Housing Typologies

Building Standards

Building Design

- DS-1 **Street Frontage.** Housing units should be designed so that public streets are lined with building entrance, porches, stoops, door yards, and living/dining spaces (rather than storage rooms or garages). Units should be designed so first floor is elevated from the public realm at least 18 inches so as to offer privacy along streets without requiring drapes/blinds.
- DS-2 **Garage Location and Design.** Garages should be on alleyways to the greatest extent possible. Where garages are located on the front half of a lot, these shall be designed with the same level of architectural detail as the main building and recessed from the front building plane. Architectural features to minimize the prominence of the garage – such as overhangs or trellises - shall be incorporated into the overall front elevation design. Front

loaded detached garages are not permitted for single-family attached or multifamily developments.

DS-3 **Corner Lots.** Buildings on corner lots shall have enhanced architecture (windows, bay windows, doors, wraparound porches, projections, changes in roofline) on both street frontages. Siding and materiality of both elevations shall be consistent and avoid 'applied' appearance as the corner is turned.

DS-4 **Windows and Doors**

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.
- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least eight inches with at least 18 inch window length along opening.

Building Entrances

DS-5 **Location.** Primary building entries shall be located on the front façade and directly face the street.

DS-6 **Design.** Primary building entries shall incorporate a projection (e.g., porch) or stoop, be recessed, or combination of projection and recess at least 48 square feet in area. The minimum width of the entry feature shall be 20 percent of the width of the street-facing façade, but no less than 5 feet. Alternative designs that create a welcoming entry facing the street such as a prominent porch provided for side doors, or entry courtyard that provides a direct walkway to the street may be allowed.

DS-7 **Porches.** Porches shall be designed as functional, usable outdoor space, that can accommodate furnishings. Porches shall be a minimum of six feet in depth and eight feet in width.

DS-8 **Stoops.** Stoops provide an alternative entry approach and afford a threshold between semi public and private realm, at the top of an entry staircase. Stoops act as an entry way and shall be a minimum of five feet in depth and five feet in width.

Garage Location and Access

- DS-9 **Garage and Parking Access.** Parking and garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-10 **Detached, Rear Loaded Garages.** Garages accessed from alleys is the preferred approach to building community form and character. Garages may be detached from the home, creating a rear courtyard between garage and house. Garages shall be designed in proportion to the main home with similar materiality and detailing. ADUs above garaages are encouraged to increase overall community product mix and variety.
- DS-11 **Attached Front Loaded Garages.** Where an attached garage is located on the front half of the existing lot and garage doors face a street, garage width shall not exceed 50 percent of the width of the front façade of the building, as shown in Figure 3-7. Front loaded garages need to reflect design requirements of DS-2. For lots less than 45 feet in width, exceptions to the garage frontage requirement may be granted where the Planning Director finds that the visual prominence of the garage has been minimized.
- DS-12 **Driveway.** Driveways in front yards shall not exceed 10 feet in width.

MEDIUM/FLEX DENSITY RESIDENTIAL

- Medium/Flex Density Residential category accommodates a mix of housing types, with density ranging from eight to 30 units per gross acre. Housing types at the lower end of this density range may include single-family attached dwellings; housing types at the higher end of this density range may include multiplex and multifamily buildings. Medium Density Residential is encouraged in a variety of locations throughout the site plan to provide a more diversity in neighborhoods and create more complete individual neighborhoods while avoicing concentrations of singular product types in any one given area.
- Development Standards.* Table 5.5-1 prescribes the development standards for the Medium/Flex Density Residential Land Use. Additional regulations are denoted below.

Callout Box: Medium/Flex Density Residential: Housing Typologies	
Medium/Flex Density Residential housing typologies includes townhouses, fourplexes and multiplexes, among others.	
Figure 5.5-2 Medium/Flex Density Residential: Housing Typologies	

Building Standards

Building Design

- DS-13 **Building Length.** The maximum dimension of any multiplex or multifamily building shall not exceed 125 feet.

DS-14 **Architectural Articulation.** Buildings shall meet the following criteria:

- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing, but still maintain a consistency of material expression, detailing, ridgelines and first floor header height.
- (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a similar level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally similar to the main building.
- (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional 'step backs' to create contrived articulation, but instead study existing building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.
- (d) **Building Entrances.** All street-facing facades must include vertical projections or recesses for every 25 horizontal feet of wall length. If located on a building with two or more stories, the articulated elements must be greater than one story in height. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.

DS-15 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.

DS-16 **Windows and Doors.**

- (a) Building fenestration shall be designed to provide a sense of depth, shade and shadow and solidarity. This can be accomplished with deep mullion window sets, trim surrounds that provide depth or recessing windows from face of building.
- (b) Entry doors shall be designed in proportion to the overall elevation, with a minimum height of eight feet.
- (c) Upper levels can benefit from large windows and doors/ sliders to increase interest, elevational animation and functional livability of units.
- (d) At least one of the windows in each habitable room (e.g. living room, bedrooms) must be operable. Appropriate window types include single and double hung and casement. Bedroom windows must comply with life safety codes for egress. All other windows must open at least 8 inches with at least 18" window length along opening.

- DS-17 **Building Entrances.** Primary building entries shall be located on the front façade and directly face the street, or mews/ into block connectors. For larger mutli-family buildings designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with DS-7 and DS-8.
- DS-18 **Parking Access.** For multi family structures, garages shall be accessed from a side street or alley. For multiplex and single family attached garages shall be accessed from side or alleys. Front access may be permitted in limited conditions where that is the only option.
- DS-19 **Driveway.** Driveways in front yards shall not exceed 10 feet in width.
- DS-20 **Private Open Space.** Private open space located on the ground level (e.g., yards, decks, patios) shall have a minimum area of 70 square feet and a minimum dimension of 10 feet. Private open space located above ground level (e.g., balconies) shall have a minimum area of 50 square feet and a minimum dimension of 6 feet.

Table 5.5-3 Building Development Standards: Non-Residential

EMPLOYMENT ZONE

- The Employment designation permits a mix of office, research and development, creative services and entrepreneurial uses, micro-manufacturing, institutional, to foster new forms of economic development within the broader Sonoma Valley. New office, research, and lab buildings mixed with adaptively-reused buildings and shared parking facilities are envisioned to be connected within the community’s walkable and bikeable fabric. Public gathering places such as plazas and courtyards, will provide a range of outdoor spaces within easy walking distance to the Central Green. The Employment Center designation has a maximum FAR of 2.0 on any parcel.
- *Development Standards.* Table 5.5-3 prescribes the development standards for the Employment Zone Land Use Designation. Additional regulations are denoted below.

Building Standards

- DS-21 **Blank Walls.** No walls facing streets may run in a continuous plane without an opening for longer than the distance specified in Table 5.5-3 and shown in Figure 5.5-3. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
- DS-22 **Architectural Articulation.** Buildings shall include sufficient architectural design features to create visual interest and avoid a large-scale, bulky or “box-like” appearance. Different ways that this requirement may be met include but are not limited to those listed below.

- (a) **Variety in Wall Plane.** Exterior building walls vary in depth and/or direction. Building walls exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth.
 - (b) **Variety in Height or Roof Forms.** Building height is varied so that a significant portion of the building has a noticeable change in height; or roof forms are varied over.
 - (c) **Façade Design Incorporates Architectural Detail.** The building façades incorporate details such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements in an integrated composition. The use of materials, textures, and colors enhance architectural interest and emphasize details and changes in plane. Each side of a building that is visible from a public right-of-way incorporates a complementary level of detailing and quality of materials.
- DS-23 **Parking Access.** Parking shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation.
- DS-24 **Sustainability Standards.** All new buildings shall be designed to meet and exceed CALGreen standards. Emphasis on carbon neutrality, low water use, long term flexibility and wildfire resilience are all important considerations for any new building design.

FLEX ZONE

- The Flex Zone designation permits flexibility in responding to, and accommodating market demand as the project builds out. This designation permits the transfer of program types by square footage based on market demand and need.
- The ultimate goal within the Flex Zone, and adjoining zones is to create a fine grained mix of commercial, medium density residential, office, hospitality, community serving retail and visitor serving uses. Regardless of use, the maximum FAR in aggregate for the Flex Zone is 2.0 and a density range of eight to 30 units per gross acre, with the exception of the Main Building, where the existing volume shall be retained.
- *Development Standards.* Table 5.5-3 prescribes the development standards for the Flex Zone Land Use Designation. Additional regulations are denoted below.

Building Standards

Building Design

- DS-25 **Building Length.** The maximum dimension of any single building shall not exceed 250 feet.
- DS-26 **Architectural Articulation.** Buildings shall meet the following criteria:
- (a) **Variable Massing.** Adjacent buildings and buildings on the same block shall exhibit variation in height and massing.

- (b) **Façade Detailing and Materials.** Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building. Façade Detailing and Materials. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials. Parking garages, ancillary structures, and carports shall be designed to be architecturally compatible with the main building.
- (c) **Façade Articulation.** The intent of this section is to encourage building articulation that honors the historic character and approaches of the campus' existing buildings. Many of the buildings have simple plane facade elevations that provide a consistent rhythm, depth of shade and shadow with pronounced entries and roof shadow lines. New multi family residential buildings should NOT use conventional 'step backs' to create contrived articulation, but instead study existing building forms and borrow from those forms with detailing, second level balconies and honest use of materials and consistency of fenestration rhythm.
- DS-27 **Vertical Relationship.** Buildings taller than three stories shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements can be used, as appropriate, to terminate rooflines and provide additional interest in building mass through setbacks between stories.
- DS-28 **Building Entrances.** Primary building entries shall be located on the front façade and directly face the street, or mews/ intra block connectors. For larger multi-family buildings, designs should create a welcoming main entry facing the street that is legible and in proportion to the overall building. For smaller multiplex or single family attached structures, each entrance shall be designed in proportion to the overall facade and provide a legible porch or stoop that is functional, consistent with RLMD DS-7 and DS-8.
- DS-29 **Parking Access.** Garages shall be accessed from a side street or alley whenever possible. Curb cuts shall be minimized and located in a manner least likely to impede pedestrian circulation.
- DS-30 **Paving.** The maximum amount of paving in street-facing yards is 50 percent of the required yard.
- DS-31 **Required Active Use Frontage.** Where indicated in the Figure 5.3-2, active uses are required on the ground floor. Active uses mean commercial uses that are accessible to the general public, generate walk-in pedestrian clientele, are engaging to pedestrians walking by, and contribute to a high level of pedestrian activity. Active uses may include (but are not limited to): stores, restaurants, cafés, markets, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, tourism-oriented services, hotel lobbies, banks, childcare services, libraries, museums, and galleries.

INSTITUTIONAL

- The Institutional designation accommodates adaptive reuse and new construction to create retreat and conference facilities, primarily located at the southern terminus of Sonoma Avenue. This area is envisioned as making use of the open spaces and scenic setting to support a secluded institutional conference center that serves the broader Bay Area. Allowed uses include meeting and event space, workspace/office, conference areas, and supportive uses such as food preparation, retail spaces, and short-term guest and staff housing. The Institutional designation has a maximum FAR of 2.0. Medium/ Flex Residential development standards apply to development in institutional zones.
- *Development Standards.* Table 5.5-3 prescribes the development standards for the Institutional Land Use Designation.

UTILITIES

- The Utilities designation allows for back-of-house functions such as electrical, water, wastewater, recycled or grey water, telecommunications, groundskeeping storage, and related functional uses. These uses should be located further from residential uses and off of the Central Green. The Utilities designation has a maximum FAR of 2.0.

- *Development Standards.*

DS-32 **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.

DS-33 **Screening of Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment and antennas shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.

HOTEL OVERLAY ZONE

- The Hotel designation allows for a “boutique” hotel of up to 120 rooms to be located in and near the historic Main Building. The Main Building serves as a visual terminus to the Central Green, and the main entry sequence.
- Programming of the Hotel must include access by the public during business hours, and careful interpretive narrative of the site and its history throughout the publicly accessible areas.
- Additional hotel wings, back of house and support functions should be built, or adaptively reused from existing buildings within the remaining overlay area. The maximum FAR will be as per the underlying district regulations. See development standards for the Flex Zone.

- *Development Standards.* Table 5.5-3 prescribes the development standards for Hotel Overlay Zone.

6 PUBLIC FACILITIES, SERVICES, AND INFRASTRUCTURE

In line with the land use program established in Chapter 4: Land Use, growth must be complemented by a complete network of public facilities, services, and infrastructure to support new residents, jobs, and businesses. This chapter lays out goals and policies to guide development of the public facilities, infrastructure improvements, and continued water supply that will be required for sustainable development at SDC.

6.1 Public Facilities

Public facilities are an important component of livable communities and play a significant role in public health and the economy. Amenities for active and passive recreation can support healthy lifestyles and create opportunities for the community to engage and connect with each other and the environment. High quality community facilities must meet the needs of a diverse array of new residents and visitors and ensure that everyone has equitable access to the site's community facilities.

The SDC campus has historically been served by Eldridge Fire Department, a State agency that has coordinated with Sonoma County fire districts for mutual aid. With the transition of the Planning Area away from State operations, the existing fire districts (Sonoma Valley Fire and Rescue Authority, Mayacamas Volunteer Fire Department, or Kenwood Fire Protection District) would construct a new fire station at SDC to serve the residents of the Planning Area and the surrounding community. A new emergency operations center for Sonoma County could likewise be located at SDC, to serve the wider region in case of emergency. New population brings new children in need of schools, as well. The site, which falls within the Dunbar boundary of the Sonoma Valley Unified School District, is well-served by local public schools and it is anticipated that the needs of new residents will be accommodated in the existing system without the need for a new school on or near the campus.

SDC's core campus has several well-loved existing parks and open spaces, including the Central Green, the ballfields, and the green space inside Sonoma Circle as shown in Figure 6.2-1, each of which serves as a multi-use green space that can accommodate different sports, picnics, and events. Additional active recreational spaces will be required to serve the new population, including new park amenities to serve a diverse population of different ages, interests, and abilities. A fenced dog park, the only public space in the Core Campus that will allow off-leash dogs², will provide a place for dogs to run safely separated from wildlife and sensitive habitat. Other park amenities, located in spaces within easy walking distance of every residence, should include a variety of different types of spaces and activities, such as playgrounds, outdoor exercise equipment, and picnic areas. Spaces for outdoor performances like small amphitheaters could feature local musicians and performers and create community focal points. Support amenities like public restrooms, drinking fountains, benches, and shade trees help people enjoy and prolong their time outdoors; support amenities could be built as

² Note: Dogs may be allowed off-leash in designated areas of the Open Space. See Chapter 2 for specific areas and policies around dogs in the Open Space.

free-standing features or could be incorporated into the design of adjacent buildings but must remain accessible to the general public. See Chapter 2: Open Space and Resources, and Hazards for additional policies related to parks and open spaces at SDC.

6.2 Utilities and Infrastructure

While utilities and infrastructure improvements are necessary to support the future development in the Planning Area, they also present an opportunity to implement sustainable and resilient solutions that can reduce the impacts of development and contribute positively to the future of the Sonoma Valley. SDC should serve as a model community for the future of California and the Sonoma Valley, using integrated and sustainable infrastructure and utility systems to improve ecology and habitat in the area and ensuring that new development is engineered and designed to maintain and enhance natural systems such as the watershed, wildlife crossings, and plant habitats.

WATER AND WASTEWATER SYSTEMS

While the on-site water system has historically handled all water needs within the site boundaries, including supply, storage, treatment, and transmission, it is anticipated that following the adoption of this Specific Plan the site will be served by the Valley of the Moon Water District (VOMWD). The majority of water distribution pipes in the Core Campus will need to be replaced, a cost assumed to be borne by the development. Water supply, including water rights at the site, will be discussed in chapter 6.3.

The first common sewer collection and treatment plant system serving the entire SDC property was constructed in the 1920s and 1930s, originally independent of larger sewer districts, with its own waste treatment plant. Underground collection systems were constructed using primarily vitrified clay and cast-iron pipe. The waste treatment plant was abandoned in 1954 and the existing gravity collection system was directed to the Sonoma Valley County Sanitation District (SVCSD) main sewer line via two sewer lift stations. Most of these existing pipes, many of which run between and under buildings, should be abandoned in favor of new sewer mains installed in the streets, connecting to SVCSD's sewer main that runs along Arnold Drive. All updated piping will run along existing and new street alignments and continue to operate as a gravity system, assuming that additional connections can be made to the main sewer line at the south side of the site.

Beyond the installation of standard wastewater systems, some wastewater could be diverted and reused on site through the installation of diversion systems that collect greywater—water that contains no human waste but results from activities like washing—for use in landscaping, flushing toilet, and other appropriate uses for greywater. In addition to building-specific greywater capture systems, the site could develop an on-site wastewater recycling facility. A wastewater recycling facility could be designed to divert wastewater and treat it to standards that would allow it to be used on-site, similarly to greywater, for irrigation, toilet flushing, and other appropriate uses. A water recycling program could help to conserve potable water and reduce water waste on site. Recycled water can also be used during construction to offset potable water use. SVCSD has a Recycled Water Trucking Program that aims to reduce potable water used in construction activities by allowing trucks to access fill station located at the wastewater treatment plants located in Sonoma and Santa Rosa. This

recycled water, treated to tertiary standards, can then be used on-site for dust control, cement mixing, soil compaction, and other construction activities, reducing potable water waste from development.

STORMWATER SYSTEMS

SDC receives an average of 47 inches of rain annually, as measured at Fern Lake. This rainfall, both on the Core Campus and from both the Mayacama and Sonoma mountain ranges, drains toward Sonoma Creek, at the bottom of the valley. Ensuring that this water is of the highest quality benefits residents, animals, and the health of the entire ecosystem.

Portions of the existing 100-year-old storm drain system may be reusable for new development, especially with a holistic stormwater strategy that uses centralized and distributed bioretention areas throughout the site, which function as soil and plant-based filtration and infiltration feature that removes pollutants and enhances water quality through natural processes. Around 200,000 total square feet of bioretention areas will be required for the Core Campus, or 4 percent of the total site development footprint. Many of these areas can be multi-use spaces or modified versions of open spaces that already exist. In addition to large multi-use areas, bioretention areas can include smaller bioswales, rain gardens, and other landscaping features that can be incorporated into individual developments as well as the public realm. Additional measures that will ensure high water quality within Sonoma Creek include adherence to the Bay Area Stormwater Management Agencies Association's (BASMAA) Manual, which specifies best practices for Low Impact Development (LID) stormwater management, as well as additional rainwater capture infrastructure, trash screens in storm drains, and prohibition of pesticides for landscaping. Introducing pervious paving to new developments and minimizing new impervious surfaces can also reduce flood risks and runoff of toxic materials and can help with groundwater recharge.

POWER

As electric power generation moves toward the State target of a zero-carbon electricity system by 2045, fully electrified buildings capitalize on the cleaner energy in the electrical grid. All-electric buildings also have much higher indoor air quality than buildings with gas power, as no fossil fuels are burned inside for cooking, heating, or drying clothes. Banning natural gas throughout the SDC site creates cleaner air for residents and significantly reduces greenhouse gas emissions associated with the new homes, jobs, and businesses that will be sited at SDC.

Electric services in Sonoma Valley are provided by PG&E, which uses a mix of overhead and underground lines to provide power to the region. In light of the growing risk of wildfires in Sonoma County, all existing and new power lines on the site should be moved or constructed underground. The SDC site will also be eligible for a PG&E program that allows communities that are at higher fire risk and include critical facilities, like SDC's future fire station, to create a "microgrid" at the campus – an electrical grid that is connected to PG&E's larger system, but that can be isolated from the larger grid in case of emergency and can generate its own power. The site will have a system of distributed energy resources (DERs) that will generate electricity on-site, which could include solar, wind, geothermal, and methane gas co-generation, a process that captures and burns the potent methane gases that are emitted from solid waste, such as from landfills, wastewater treatment plants, dairies,

and other facilities. In an emergency, SDC can be separated from PG&E's larger grid, maintaining self-sufficiency and avoiding system-wide shut-offs that target dangerous overhead powerlines in windstorms.

SOLID WASTE

Recology provides solid waste services—including trash, recycling, and composting pickup—for unincorporated areas of Sonoma County. Attractive and unobtrusive trash enclosures for shared trash cans will help to contain back-of-house trash functions while still ensuring access.

Beyond standard collection of solid waste, SDC can improve soil, sequester carbon, and support jobs through an on-site composting program to capture and compost waste from residents and businesses. Building on the site's long history of farming, a compost program could be a major asset for SDC and cut down on the transport of organic compostable matter, especially if developed in conjunction with active farming on the east side of campus. Further, there exist opportunities to use some of these solid wastes in methane cogeneration, as discussed above. These and other creative, regenerative uses of on-site waste will help SDC design for resiliency and live up to its potential as a climate-forward community.

TELECOMMUNICATIONS

Telephone service in the Sonoma Valley is provided by AT&T, which has an extensive network of underground and overhead facilities in the area. Where required, off-site improvements will be performed by AT&T. Cable service in the Sonoma Valley is provided by City contract with Comcast. Comcast has a network of underground and overhead facilities serving most areas of the Sonoma Valley. Sonic recently conducted infrastructure upgrades in Sonoma County and may be a likely competitor for Cable and Phone service. If off-site improvements are necessary, the project sponsor will be responsible for trenching to the closest cable facility.

6.3 Water Supply

While Sonoma Water currently supplies the campus with water, the Planning Area has an historic natural water supply. The existing water system is a complex, self-sustaining system consisting of lakes, natural springs, wells, a raw water and potable water distribution system, a 1.8-MGD Water Treatment Plant (WTP), and 1.3 million gallon reservoirs that have the capacity to provide drinking water, irrigation and fire suppression to the projected future population of the SDC site. However, the water supply infrastructure is in poor condition and currently does not meet drinking water standards and requirements. The existing infrastructure is primarily located outside of the Core Campus, so determining the ongoing operations and ownership of the assets will be a critical discussion between the State, County, and eventual master developer or developers.

The State owns a variety of water rights associated with the SDC property, including riparian water rights and pre-1914 and post-1914 appropriative water rights. State legislation mandates that the riparian water rights—rights to the water that physically touches the land, such as from Sonoma Creek—remain with the property and limit water usage to within the site, and that the State may continue to hold the other rights for existing and future uses on the property. The legislation also recognizes the need for conservation of water resources to preserve or enhance habitat, fish and

wildlife resources, groundwater resources, and recreation. Determining the ownership and use of these water rights will be another critical decision for SDC's water supply going forward.

PUBLIC FACILITIES

Goals

- 6-A Community Facilities: Provide high-quality community facilities and spaces to serve new residents of the SDC site and the greater Sonoma Valley.
- 6-B Parks and Recreation: Maintain and increase the park spaces at SDC, prioritizing the Core Campus, to provide recreational spaces for active play, gatherings, and leisure, including facilities to serve the needs of people of different ages, interests, and abilities.

Policies

- 6-1 Expand an existing Sonoma County fire district to serve SDC, and identify a location for the fire district to construct a new fire station within the Core Campus. Ensure easy and proximate emergency access to Arnold Drive with minimal crossings of pedestrian and bicycle routes.
- 6-2 Work closely with Sonoma County school districts to ensure that the future population of the Core Campus can be accommodated adequately in public schools.
- 6-3 Ensure that the existing baseball and soccer fields as shown in Figure 6.2-1 are retained and maintained with continued public access.
- 6-4 Provide a fenced off-leash dog park within the Core Campus at least 200 feet from any creeks or wildlife corridors, with amenities such as benches, shade trees, and drinking water access.
- 6-5 Provide park spaces east of Arnold Drive on both sides of Sonoma creek with easy access from adjacent residential developments.
- 6-6 Ensure that parks and public spaces in the Core Campus offer a diverse range of amenities for a diverse range of park users, such as children's playgrounds and play areas, picnic areas, multi-use sports fields, an amphitheater or other outdoor performance spaces, areas for quiet contemplation, night sky viewing areas, and support facilities to enhance user comfort, including restrooms, drinking fountains, shade trees, and benches.
- 6-7 Allocate space for a local non-profit or other operator to build and operate a gym and community center to serve the wider Sonoma Valley community.

UTILITIES AND INFRASTRUCTURE

Goals

- 6-C Transformative Climate-Forward Community: Promote a climate-resilient community that models the future of the Sonoma Valley by generating its own energy, reducing waste, and designing for resiliency in a changing climate.
- 6-D Utilities and Infrastructure: Ensure that infrastructure, including water, wastewater, stormwater, power, and telecommunications, can adequately, sustainably, and resiliently accommodate the needs of future residents and businesses.

Policies

Water and Wastewater Systems

- 6-8 Install dedicated irrigation meters for both new and existing commercial, industrial, and institutional landscaping.
- 6-9 Work with Sonoma Valley County Sanitation District (SVCS D) to explore the feasibility of establishing a recycled water facility on-site to offset the use of potable water on the site and to provide recycled water for non-potable uses such as landscape irrigation and firefighting.
- 6-10 Implement greywater and/or recycled water systems in new residential and commercial facilities to reduce potable water use for irrigation, toilet flushing, and other appropriate uses, in order to conserve potable water and reduce water waste. Meet landscape irrigation, groundwater recharge, and other water supply needs with greywater and/or on-site treated wastewater to the maximum extent feasible, meeting at least 50 percent of the total irrigation needs through these means.
- 6-11 Apply for state, federal, and private grants to assist in installation of recycled water and greywater infrastructure. Explore opportunities to partner with other agencies and the feasibility of issuing bonds for this purpose.
- 6-12 Disconnect, abandon, replace or rehabilitate existing portions of the sewer system that has been determined deficient, based on the nature of the defect. Construct new sewer laterals and mains (including the portion of building sewers extending to building envelopes of existing buildings to remain) as needed to reduce the inflow and infiltration to an acceptable level to meet Sonoma Valley County Sanitation District standards, and maintain these pipelines and appurtenances to ensure that inflow and infiltration is not a problem for the SVCS D in the future.
- 6-13 Provide sufficient wastewater conveyance, pumping, and treatment capacity for peak sewer flows and infiltration.
- 6-14 Continue to clean and video inspect the existing sewer infrastructure that has not yet been inspected and could remain in service to mitigate sanitary sewer overflows, locate deficiencies, reduce inflow and infiltration, and reduce leaks and contamination.
- 6-15 Ensure that indoor plumbing fixtures in all new and retrofitted buildings meet or exceed CALGreen Tier 2 standards.

Stormwater Systems

- 6-16 Minimize impervious surfaces and use pervious pavements where possible, retaining and providing new pervious surfaces such as landscape areas, crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt. Prioritize permeable paving in new ground floor private parking spaces and non-primary access paving are required to be surfaced with permeable paving to encourage stormwater infiltration and disperse runoff from roofs, rainwater catchment system overflow, or pavement to vegetated areas where possible.
- 6-17 Maintain high water quality in lakes and streams by creating opportunities for rainwater capture such as roof drainage capture systems, installing trash screens in stormwater inlets, prohibiting use of pesticides in landscaping, and using bioretention facilities to clean stormwater before it reaches lakes and creeks in order to remove pollutants and enhance water quality through natural processes.
- 6-18 Incorporate site design measures and Low Impact Development (LID) features such as bioretention facilities in accordance with the Bay Area Stormwater Management Agencies

Association (BASMAA) Manual or otherwise required by the Grading and Stormwater Division of Permit Sonoma. The bioretention facilities should have a surface area of at least 4 percent of the tributary impervious area.

Power

- 6-19 Connect each building within the Core Campus to a microgrid:
 - a. Work with local distributed energy resources (DERs) installation groups and advocates to build enough on-site energy generation, such as solar, wind, geothermal, biomass, and methane gas cogeneration, to power the Planning Area in case of emergency;
 - b. Connect to PG&E's grid through the Community Microgrid Enablement Program or an equivalent, with isolation devices that allow SDC to fully connect or disconnect from PG&E's system;
 - c. Until the microgrid can be fully powered by on-site energy, promote purchase of 100 percent renewable or clean power from Sonoma Clean Power or PG&E.
- 6-20 Prohibit new natural gas lines to all new buildings and require new and adaptively reused buildings to be fully powered by electricity, except if required to provide for emergency operations.
- 6-21 Build all new utility lines underground and bury existing utility lines to improve safety and reduce visual clutter in accordance with Sonoma County Code Sec. 25-44.

Solid Waste

- 6-22 Work with local farming groups to start an on-site composting program for food, landscape trimmings, and farm waste to provide on-site jobs, sequester carbon, and provide valuable compost for SDC properties, or for agricultural production.
- 6-23 Explore opportunities and partnerships to collect off-gassing methane from on-site solid, farm, and food waste to be utilized as an energy resource, using technologies such as anaerobic digestion, aerobic digestion, and combined heat and power (CHP) cogeneration.
- 6-24 Work with Recology and developers to create standards for shared trash enclosures.

Telecommunications

- 6-25 Connect all new and adaptively reused buildings to broadband internet.

WATER SUPPLY

Goals

- 6-E Water Supplies: Safeguard SDC's water supplies and water rights, ensuring adequate availability of water for residents, businesses, fire suppression needs, ecosystem services, and groundwater recharge.

Policies

- 6-26 Ensure the SDC site's water rights are retained for uses within the core campus and for habitat preservation, ecological services, groundwater recharge in the open space area, and to increase the reliability of the regional water supply.
- 6-27 Maintain water supply and filtration at the site and ensure adequate flexibility and supply to serve regional needs in case of an emergency.

- 6-28 Use water from SVCSD's Recycled Water Trucking Program for construction site activities, including dust control, cement mixing, soil compaction, to the greatest extent feasible.
- 6-29 Ensure that development does not result in an increase in water temperatures in receiving streams resulting from runoff of warm storm water from the site.
- 6-30 Ensure that development does not result in a net increase in withdrawals or diversions from area springs and streams, including Roulette Springs, Hill Creek, Asbury Creek, and Sonoma Creek, within critical low-flow periods, including summer, fall, and drought conditions, or as annual averages.

7 IMPLEMENTATION AND FINANCING

The SDC Specific Plan provides a vision and a framework to guide the Sonoma Developmental Center's transition from a State facility into a vibrant center for housing and jobs, surrounded by tranquil parklands, open spaces, and safe habitats. Achieving the full potential of the Planning Area will require a range of efforts and actions on the part of the County, the State, the master developer, and community partners. These include carrying out the necessary regulatory measures, providing infrastructure improvements, and securing needed financing.

This chapter summarizes the regulatory mechanisms for consistency with existing planning codes, gives an overview of how Affordable Housing will be provided on-site, describes order of magnitude anticipated development costs and potential financing mechanisms. It also outlines a recommended phasing plan, which forms the basis of the projected project outcomes. Different project sponsors may desire to approach phasing and development in a different sequence to enhance financial feasibility, and as long as the project's primary goals are achieved this may be permitted. As a living document with long-range applicability, mechanisms also exist to review the document periodically for successful performance, and permit changes in the SDC Specific Plan as the need arises.

7.1 General Plan and Zoning Ordinance Consistency

Implementation of the SDC Specific Plan will require additional regulatory actions by Sonoma County, including General Plan and Zoning Ordinance amendments to ensure consistency across documents. The primary regulatory actions are described below.

GENERAL PLAN AMENDMENT A General Plan amendment with a land use map amendment will be approved concurrently with the SDC Specific Plan that establishes the foundation for the Specific Plan's vision, goals, and policies, and recognizes SDC's development potential. Maintaining "vertical consistency" between the General Plan and Specific Plan is required by State law.

ZONING CODE AMENDMENTS While the General Plan establishes a policy framework, the Zoning Code prescribes standards, rules, and procedures for development. The Zoning Code translates SDC Specific Plan policies into specific use regulations, development standards, and performance criteria that govern development on individual properties. The SDC Specific Plan provides policies for new and modified land use districts and overlays, use and development standards, and density and intensity limits, consistent with the land use classifications and development standards included in Chapter 4, Land Use and Development. These policies will be incorporated into the Zoning Code and will be adopted concurrently with the SDC Specific Plan.

7.2 Additional Project Review

As described in Policy 4-13, Sonoma County staff will review all proposed development to ensure consistency with the Specific Plan and all of its policies, conditions, and requirements prior to approval. This would include consistency checks for all Specific Plan policies such as number of preserved historic contributing resources, consistency with the overall development program, and

provisions of wildlife corridor buffers and creekside setbacks. To assist in this effort, the County will prepare a checklist to be used for all proposed projects at the SDC site to ensure consistency with Plan policies and Supplemental Standard Conditions of Approval, as detailed in Appendix A. The Supplemental Standard Conditions of Approval will be updated by County staff over time to reflect changing conditions, new information, and compliance with changing local and State laws and guidelines, or through a specific plan amendment as necessary. Furthermore, a 5-year progress report will be generated by County staff, which may be done in conjunction with a development agreement compliance review in accordance with Sonoma County Code Chapter 26 Article 100.

This Specific Plan is intended to supersede prior Local Guidelines (LG) within the Core Campus, as it represents a more tailored approach to standards for the type of land uses and development envisioned at SDC. Outside of the Core Campus, within the Preserved Parkland and Open Space, the existing Taylor/Sonoma/Mayacamas Mountains (LG/MTN) Combining District LGs will remain in effect. A Design and Site Plan Review or Administrative Design and Site Plan Review Permit shall be required prior to construction permit issuance to implement the provisions of the Specific Plan. This design and site plan review requirement is in addition to any other required permits (Building Permit, Zoning Permit, Conditional Use Permit, Subdivision, etc.).

The review authority shall be the highest review authority designated by Section 26-92-060 (Concurrent Processing of Related Applications). Where only a Building, Grading, or Drainage Permit is required, the Director shall be the review authority for the Administrative Design Review.

7.3 Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), in parallel with preparation of the SDC Specific Plan, a Draft Environmental Impact Report (EIR) was prepared to address the new environmental impacts that could result from implementation. When a public agency has prepared an EIR for a specific plan, State law provides that residential, commercial, or mixed-use projects undertaken in conformity to the specific plan are exempt from CEQA, subject to certain requirements. Pursuant to Section 15152 of the CEQA Guidelines, projects will also be eligible to “tier” from the EIR, incorporating the prior analysis of that document by reference and concentrating solely on the specific environmental issues germane to the project in order to streamline environmental review. In addition to the policies and standards of the SDC Specific Plan and other applicable regulations, individual projects shall implement and demonstrate compliance with the mitigation measures in the Final EIR.

The County intends to rely on these provisions for exemptions and tiering to the maximum extent feasible in order to streamline environmental review of projects subsequent to the SDC Specific Plan.

7.4 Recommended Phasing

Implementation of the SDC Specific Plan will require coordination between the State of California Department of General Services, the main project sponsor, and several departments within Sonoma County, including Permit Sonoma, Sonoma Water, Regional Parks, General Services, and Transportation and Public Works. Timely, collaborative cooperation between these actors and

agencies will be critical to ensure that the project moves forward efficiently while meeting the vision laid out in this Specific Plan.

The ultimate phasing of development and necessary improvements within the SDC Specific Plan area will be based on market factors as well as costs and available financing. Much of the construction of new infrastructure will occur over time concurrently with new development. A recommended phasing strategy is outlined below: the first phases of the development are likely to be occupied in 2028, and full buildout of the project could be complete by 2045. Actual phasing may change based on market conditions.

1 – 5 YEAR HORIZON

Within the first five years after adoption:

State

- Resolve development/ execution approach (I.e. master developer or sponsor); Coordinate transfer of preserved open space to Sonoma County;
- Coordinate with local infrastructure agencies for future uses of water infrastructure located within preserved public parkland and open space.

County

- Study Highway 12 emergency vehicle access connector alignment and design;
- Arnold Drive Complete Street / Shared-Use Path improvements;
- Design and construction of new fire station;
- Work with non-profit Affordable Housing partners and project sponsor to 1) locate and 2) begin design/financing/ construction of first Affordable Housing project.

Project Sponsor

- West Side demolition / infrastructure improvements;
- Prepare a historic preservation plan (see Section 4.3: Historic Preservation);
- Break ground for first housing units west of Arnold Drive;
- Establish hospitality strategy including programming, potential operator, adaptive reuse and new construction approach;;
- Define strategy and approach for institutional user in Walnut Circle and funding/ redevelopment strategy;
- Establish market strategy to attract employment clusters;
- Undertake low risk adaptive reuse of properties for employment/ services to test market;
- Establish catalyst projects to drive/ seed economic development of employment core with focus on maker, incubator and creative services;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the west side;
- Identify first phase for development and product mix;
- Construct public realm improvements for the full Historic Core;
- Begin long term preparation and remediation for implementing regenerative agricultural practices east of Sonoma Creek.

OUTLINE UTILITY/ ROADWAY UPGRADE AND NEW CONSTRUCTION PHASING AND APPROACH AND REQUIRED FUNDING STRATEGY.5 – 10 YEAR HORIZON

Between five and 10 years after adoption:

County:

- Construct Highway 12 emergency vehicle access connector;
- Partner with local organizations to design and build / adaptively reuse community facilities and other features (e.g. community center, gym, and museum);
- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Project Sponsor

- Ongoing Historic Core adaptive reuse and construction of new buildings with emphasis on delivering 'complete' neighborhoods before starting new development;
- Additional development of West Side to create complete neighborhoods;
- Establish product typologies for new residential products to be included on the east side of Arnold Drive;
- Create regulating plan to articulate lot/block/ street goals and illustrate target density and product mix on the east side;
- Continue implementation of regenerative agricultural practices in advance of development of agrihood residential program.

10 – 20 YEAR HORIZON

Between 10 and 20 years after adoption:

County:

- Ongoing management and partnerships with local agencies and non-profits for preserved public parkland and open space outside of the Core Campus, including trail system, lakes and watershed, and agricultural area.

Master Developer:

- East Side demolition / infrastructure improvements;
- Development of east side neighborhoods;
- Development of agrihood neighborhood ;
- Full build-out of campus.

7.5 Affordable Housing

Sonoma County Code Chapter 26 Article 89, Affordable Housing Program, generally requires the provision of 20 percent income-restricted affordable housing for ownership projects and fifteen

percent for rental projects. Under this Specific Plan, developers in the Planning Area will be required to provide income-restricted affordable housing for all projects in accordance with the County's Affordable Housing Program. These units are the responsibility of the developer, and the costs will be subsidized by the market rate housing. The inclusionary affordable housing should be built concurrently with market rate housing to ensure that there is not an up-front cost burden on the project sponsor, and to encourage the affordable housing to be co-sited and mixed in with market rate housing (see Section 4.2: Affordable Housing for specific policies).

7.6 Funding and Financing Sources and Mechanisms

The development of the SDC Specific Plan will require a tremendous investment in infrastructure, new construction, and the rehabilitation of existing structures. This section outlines a conceptual framework for the financing required to develop the Specific Plan, including the public infrastructure.

Private sector developers will drive new investment and construction in the SDCSP. Therefore, it is envisioned that the private sector will be responsible for funding the majority of on-site improvements planned for the Specific Plan area, including new and renovated buildings, meeting on-site development standards, paying existing and possible future fees, and making physical improvements such as new sidewalks and pathways.

Some of the necessary improvements are anticipated to fall under Sonoma County's responsibility. The plan elements listed in Table 7-1 are assumed to be the responsibility of Sonoma County, and should be considered for future inclusion in the Sonoma County budgeting process and Capital Improvement Plan (described below in further detail), or could be financed through alternative funding sources, such as partnerships with community groups and local non-profits.

Table 7-1: Sonoma County Responsibilities	
Arnold Drive Complete Street Improvements and Shared-Use Path Connection	\$4,200,000
Public Facilities <i>Gym, Community Center, Parks, SDC Museum, new Fire Station, Emergency Operations Center</i>	<i>Cost estimate requires further study based on scale and design of facilities required.</i>

Note: Off-site improvements, including those outside of the Core Campus like recreation spaces, parking facilities, restrooms, and the Highway 12 emergency vehicle access connector road, have not been included in this analysis.

While the evaluation of the financial feasibility of developing the SDCSP has assumed that the entire cost of all on-site infrastructure improvements will be borne by the private sector developers of the residential, hospitality, commercial, office, and R&D uses, there are funding and financing tools for infrastructure, historic rehabilitation, and affordable housing that could facilitate the implementation of the SDC Specific Plan. This section describes these sources and mechanisms.

Although the terms “funding” and “financing” are often used interchangeably, there is an important distinction between the two terms. “Funding” typically refers to a revenue source such as a tax, fee, or grant that is used to pay for an improvement. Some funding sources, such as impact fees, are one-time payments, while others, such as assessments, are ongoing payments. “Financing” involves borrowing against future revenues by issuing bonds or other debt instruments that are paid back over time through taxes or fee payments, enabling agencies to pay for the improvements before the revenue to cover the full cost of the improvements is available.

The funding sources and financing tools have been evaluated relative to their purpose, process of adoption, and implementation. Funding and financing mechanisms are organized under four broad categories:

- Project Sponsor, property owner, and user funding, financing and resources for infrastructure;
- Existing County resources for infrastructure, affordable housing, and historic rehabilitation;
- Tax increment financing for infrastructure, public facilities, and affordable housing;
- Federal and State funds for infrastructure, affordable housing, and historic rehabilitation.

Additional funding for site improvements or public facilities could come from grants or philanthropic giving, but due to the uncertainty of these sources, they are not evaluated below.

PROJECT SPONSOR, PROPERTY OWNER, AND USER FUNDING, FINANCING, AND INCENTIVES FOR PUBLIC INFRASTRUCTURE AND FACILITIES

Developers are primarily responsible for building on-site improvements necessary to complete their projects. In contrast, the path to delivery of infrastructure that serves a broader area requires greater coordination among public and private stakeholders. The mechanisms reviewed below offer ways of engaging developers in the funding and financing of off-site improvements necessary for accommodating new development and spurring further economic growth. A final tool, incentive agreements, provides a vehicle for local agencies to fund a portion of in-tract costs in cases where private development would not otherwise be feasible.

Development Impact Fees

Pursuant to the Mitigation Fee Act,³ local agencies may assess impact fees to cover incremental service and capital costs of new development. Fees are typically paid at the time of building permit issuance or recording the final subdivision map and are placed into a reserve fund for specific improvements. Parking or traffic mitigation fees are examples of development impact fees. A technical analysis is required to demonstrate the proportional relationship between the fee and the incremental costs to the agency, prior to adoption by the legislative body. Local agencies may also consider market factors when setting fees, in particular, whether fee levels stand to negatively impact project feasibility.

Special Assessment and Special Tax Districts

The intent of special assessment and special tax districts is to fund public capital facilities to serve new development. Districts adopt a new special assessment or special tax paid by property owners within a defined area, which can be used to issue debt for capital improvements that benefit the

³ Government Code §66000, et seq.

district. Pursuant to Proposition 218, special assessments must be assigned to property owners in direct proportion to the benefits received from targeted improvements. Special tax formulas are not subject to the same standard and allow for a variety of property characteristics – other than property value – to determine tax apportionment. Both special assessments and special taxes are subject to approval by voters (if 12 or more are registered in the district) or affected property owners (in all other cases). A simple majority is required for special assessments, whereas special taxes must be approved by a two-thirds majority.

The scope of eligible activities in special tax districts is broader than in special assessment districts. While facilities or services funded by special assessment districts must confer “special benefits” upon affected property owners, special tax districts must only ensure that new capital facilities and services supplement, rather than supplant, existing levels of service in the district. Due to their greater flexibility, special tax districts are more commonly utilized than special assessment districts.

Special tax districts are typically authorized under the Mello-Roos Communities Facilities Act of 1982⁴ and are referred to as Community Facilities Districts (CFDs). A variety of special assessment districts are authorized under state law, including the Municipal Improvement Act of 1913, Landscape and Lighting Act of 1972, and Benefit Assessment Act of 1982. A comparison of the two structures follows.

Mello Roos/Community Facilities Districts (CFDs)

Process: The process to establish a CFD may be initiated by two members of the sponsoring legislative body, 10 percent of district voters, or 10 percent of landholders (measured by acreage owned). Proposed districts may include non-contiguous areas. Adoption of the special tax requires a public hearing and an affirmative vote by two-thirds of the qualifying electorate. If there are twelve or more registered voters within the proposed geographic area of the district, then the formation election is an election of registered voters. If there are less than 12 registered voters, then the formation election is an election of property owners, with each owner receiving one vote per acre of owned property. The same approval requirements apply to the issuance of bonds. Bonds are limited to a 40-year maturity and are secured by special tax payments. CFD taxes are paid concurrently with ad valorem property taxes. Throughout the life of the district, an annual report must be produced upon request of property owners.

Use of Funds: CFDs are eligible to fund the planning, design, construction, rehabilitation or acquisition of a broad range of public facilities. Examples of eligible improvements include:

- - Streets, public realm, and public right of way improvements;
- - Park, recreation, and open-space facilities, including maintenance;
- - School sites and structures;
- - Libraries, childcare facilities;
- - Water, wastewater and utility infrastructure, including undergrounding utilities;
- - Stormwater management;
- - Flood infrastructure; and
- - Seismic retrofitting.

In addition, districts may fund certain public services provided that services are not funded with bond proceeds and services do not supplant those offered prior to the formation of the district. Examples

⁴ Government Code §53311 et seq.

of eligible services include fire and police protection and the maintenance of new infrastructure or parks.

Evaluation: CFDs have proven effective at funding broad-based capital projects in developing areas, similar to the SDCSP. They are most commonly used in circumstances in which approval is limited to a small group of land holders. The special tax creates a dedicated funding source suitable for bond financing but also an additional cost on property ownership. CFDs could be particularly useful for funding SDCSP improvements.

Special Assessment Districts

Process: Special assessments districts require the preparation of an engineer's report that demonstrates that planned improvements will confer a "special benefit" upon the district. The report must also allocate the costs of proposed improvements in proportion to benefits received from services and improvements. Affected property owners vote on the assessment, with voting weighted proportionally to each property owner's proposed assessment. A simple majority is required for the assessment to take effect. Once established, the sponsoring public agency may issue bonds secured against assessment revenue, pursuant to the Improvement Bond Act of 1915.⁵

Uses of Funds: The many variants of special assessment districts under state law authorize the construction of public facilities such as landscaping, lighting, streets, water, wastewater and storm water infrastructure, parks and public facilities. Most assessment districts also allow funding of maintenance costs associated with public facilities. However, assessment bonds are not authorized to pay for ongoing services.

Evaluation: Special assessments are appropriate for funding maintenance and infrastructure when benefits can be clearly measured and apportioned among landholders. The revenue capacity of special assessment districts is relatively limited given that assessments may only account for benefits conferred on specific property owners that go beyond standard levels of service.

Developer Credits and Reimbursements

Many local agencies permit developers to construct area-serving infrastructure such as streets, utilities, parks and open space in lieu of paying certain impact fees. Local agencies may also enter into agreements to reimburse developers for investments in area-serving infrastructure in cases where the value of the investment exceeds fees otherwise owed by the project. Local agencies may pledge future development-based revenues, such as impact fees, assessments or special taxes towards the reimbursement agreement; however, pursuant to Government Code §53190, the general fund must not be liable for repayment of obligations. All special levies and assessments are subject to approval by property owners and voters, as described in the previous section.

Development Agreements and Enhanced Entitlements

It is common for local agencies to enter into a development agreement when conferring long-term entitlements for a major project. As part of the negotiation process, developers may offer to provide extraordinary benefits, including infrastructure and other public facilities. These commitments are agreed upon at the discretion of negotiating parties and as such are not subject to the Mitigation Fee

⁵ Streets & Highways Code §8500

Act. The nature and magnitude of benefits provided will depend on local market conditions, the entitlements, and the development economics of the project. Providing favorable entitlements can be an effective means for funding infrastructure and public facilities. Examples include: reducing parking requirements, increasing permitted floor to area ratios, etc. By increasing the value of the private development, additional “value” is created for infrastructure improvements.

If a developer and the County intend to enter into a development agreement in accordance with Sonoma County Code Chapter 26 Article 100, and as described in Policy 4-14, the developer must meaningfully and in good faith engage with the local community and the developer and the County must consider community benefits as part of the development agreement, including the provision of or support for the following: living wage and other worker protections, local and targeted hire policies, workforce housing, community gardens, public parks and recreation, local small business support/opportunities (e.g. allocate commercial store fronts for local small businesses, economic support for start-up costs, etc...), funding for job training, commitment to economic and educational opportunities for individuals with developmental and/or physical disabilities, local ad and outreach programs for affordable housing, application assistance programs, partnerships with local Affordable Housing organizations and land trusts, among other community benefits.

Economic Incentive Agreements

Incentive agreements provide the private sector a form of gap funding in situations where the development economics do not support the full cost of a commercial project with the potential to deliver substantial community benefits. Local agencies may enter into incentive agreements pledging to rebate a portion of sales taxes generated by new businesses locating to an area that designate the jurisdiction as the point of sale. Incentive agreements may also rebate a portion of Transient Occupancy tax revenues generated by new lodging developments. Developers or tenants can leverage such agreements to finance site or tenant improvements in private capital markets secured by anticipated tax rebates. Pursuant to Government Code §53083, jurisdictions providing economic development subsidies must specify in a public hearing the amount of the subsidy and the projected benefits prior to entering into an incentive agreement valued above \$100,000.

User and Enterprise Fees

User fees could be a potential source of funding for water, wastewater, and stormwater improvements. However, user fees in urbanized areas typically pay for ongoing operations and maintenance of existing facilities and may not be a major source of funding for improvements in the Specific Plan.

EXISTING COUNTY RESOURCES

General Fund

While not a primary funding source, the County's General Fund may be a useful source for short-term loans to be repaid by longer-term sources of capital.

Capital Improvement Program (CIP)

A portion of the infrastructure projects identified in the SDCSP may be appropriate for including in the County's Capital Improvement Program (CIP). Sonoma County identifies, prioritizes, and funds its

major public improvement projects through the CIP, including for the construction, replacement, and repair of public infrastructure, including streets and transportation infrastructure, regional parks, and water infrastructure. The CIP indicates project priorities and estimated funding needs, and represents a cross agency effort to prioritize county-wide capital improvements to address recovery related needs, improve access to government services, and reduce the cost of government operations. The Plan provides estimated funding needs for the Board of Supervisors to consider in the course of subsequent budget discussions. The Sonoma County CIP is updated on a five-year planning basis; the current cycle covers 2021 – 2026.

For Core Campus improvements that are under the purview of Sonoma County, including complete street improvements along Arnold Drive, fire facilities, and other community-oriented amenities, and for capital improvements to the public parkland and open space, Sonoma County will need to update its CIP, or include desired projects in its 2027 – 2032 CIP.

TAX INCREMENT FINANCING FOR PUBLIC INFRASTRUCTURE, PUBLIC FACILITIES, AND AFFORDABLE HOUSING

Tax increment financing permits local agencies to finance infrastructure and other community improvements by issuing bonds secured by growth in an area's property tax revenues. Tax increment financing was approved by California voters in 1952 and later became a widely used tool of redevelopment agencies. Following the dissolution of redevelopment agencies in 2012, the State has bolstered alternative means of tax increment finance by authorizing "Enhanced Infrastructure Finance Districts" (EIFDs) and other variations of financing districts.

While not as robust as Redevelopment, tax increment financing tools can serve as an important funding source for public facilities as well as other eligible projects. Once established, infrastructure finance districts are authorized to receive tax increment revenues from a defined area with the consent of affected taxing entities, excluding school districts. The financing capacity of the districts in unincorporated areas is driven by the county's portion of the 1% property tax levy and the magnitude of new real estate development/value that is anticipated to occur within the district. It is an effective tool when the county receives a large share of the 1% property tax levy. Sonoma County receives 23% of the 1% base levy, which is a typical allocation rate for a county. Other local tax revenues can be deposited into an EIFD, including property taxes in-lieu of motor vehicle license fees, Redevelopment Property Tax Transfer Funds (RPTTF), assessment district revenues, etc.

Districts may include any area, including non-contiguous areas, within a sponsoring city or county.

Enhanced Infrastructure Finance Districts (EIFDs)

Process: The governing local agency (county for unincorporated areas) is permitted to initiate the formation of an EIFD. The first step entails forming a Public Financing Agency (PFA) to govern the district and adopting a resolution of intention to form the district. The governing entity oversees the preparation of the infrastructure finance plan, which must specify the boundaries of the district, the projects to be financed, tax revenues to be captured over time, a plan for debt financing, a fiscal analysis, and the district term. The EIFD is approved through a process of three public hearings and a "protest vote" of registered voters within the boundaries of the proposed district, which is only required if more than 25% of combined registered voters and landowners register disapproval of the

formation. Otherwise, the district is formed by a majority vote of the members of the PFA. Voter approval is not required for the issuance of bond debt secured by the EIFD.

Term: An EIFD may extend 45 years from approval of bond issuance.

Use of Funds: At a minimum, infrastructure finance districts are eligible to fund public facilities that serve an area broader than the boundaries of the district. Such facilities may include transportation infrastructure, water and wastewater infrastructure, solid waste facilities, and community amenities including parks, libraries, and childcare centers. All structures also authorize funding of affordable housing costs associated with a Transit Priority Project, pursuant to Government Code §65470.⁶ The scope of tax increment financing districts extends to other forms of private development assistance, including brownfield restoration Sustainable Communities Strategy projects, industrial structures for private use and affordable housing. While not required to build housing, infrastructure finance districts must replace any affordable units destroyed or removed in the course of the district's activities.

Funding Capacity: EIFD revenues are generated by the voluntary allocation of a portion of each participating agency's share of incremental property tax revenues generated within the boundaries of the district. It is likely that Sonoma County would be the only participating taxing agency of an EIFD at the SDC. EIFD revenues can be used to fund improvements on a pay-go basis, to reimburse developers or to secure debt.

Other terms: EIFDs are funded by a diversion of incremental property tax revenues to the district. It is not a new tax on property or secured by a lien on property.

STATE PROGRAMS

Federal, state, and regional grants, loans and incentive programs are valuable sources of gap financing and funding for local infrastructure and economic development projects. There are a number of programs to fund projects that improve sustainability - affordable housing, bicycle paths, in-fill housing, connectivity improvements, intensifying development around public transit hubs, etc.

Sample Grant Programs

Cap and Trade Funds – AHSC Program (Affordable Housing & Sustainable Communities). These funds are administered by the strategic Growth Council and implemented through HCD. The goal of the funds is to incentivize the development of compact, transit-oriented affordable housing, transportation infrastructure and enhancements, and related programs that reduce greenhouse gas emissions (GHGS).

Infill Infrastructure Grant Program (IIG). This program is administered by the Department of Housing and Community Development. The primary goal is to promote infill housing development by funding infrastructure improvements that support higher density affordable and mixed-income housing in infill locations. This program requires areas be built at a minimum density of 15 units per acre, which any of the residential or flex areas in the Core Campus could be built to.

⁶ A Transit Priority Project must be located within a half mile of a major transit stop, contain at least 50 percent residential uses, and reserve at least 20 percent of units for families with moderate incomes or less.

Active Transportation Program (ATP). This program is administered by Caltrans. The purpose of the ATP is to encourage increased use of active modes of transportation, such as biking and walking. The ATP consolidates existing federal and state transportation programs, including the Transportation Alternatives Program (TAP), Bicycle Transportation Account (BTA), and State Safe Routes to School, into a single program with a focus to make California a national leader in active transportation.

Loan Programs

Loan programs provide local agencies and private partners with loan guarantees, access to tax exempt bond pools, or other forms of debt financing with favorable rates and terms. Commonly utilized loan programs include:

- **Clean Water State Revolving Fund Program:** This program is administered by the State Water Resources Control Board. It provides low-cost financing for a wide variety of water quality projects.
- **State Infrastructure Bank: Industrial Development Bonds:** The State Infrastructure Bank's Industrial Development Bonds program funds the acquisition, construction and rehabilitation of manufacturing facilities. Bonds are issued by the State Infrastructure Bank, local Industrial Development Authorities, or Joint Power Authorities. Applications are submitted for specific projects rather than for community wide improvements. IDB financing provides projects up to \$10 million in long-term financing at favorable interest rates. Terms of maturity are limited to 120% of the life of the assets financed. The majority of funds must be dedicated toward production purposes; no more than 25% may support investments in office or warehouse space. Applications are accepted on an ongoing basis.
- **State Infrastructure Bank Revolving Loan Program:** The State Infrastructure Bank Revolving Loan Fund provides favorable loans of up to \$25 million to local agencies to finance a range of infrastructure projects. Eligible projects include public facilities such as streets, water, and wastewater infrastructure, as well as private development assistance including the construction of industrial and commercial facilities and related infrastructure. Local agencies determine the revenue source for loan repayment. Applications are accepted on an ongoing basis.
- **Statewide Community Infrastructure Program (SCIP):** The Statewide Community Infrastructure Program is a tax exempt financing pool administered by the California Statewide Communities Development Authority (CSCDA). Thirty-year, tax-exempt bonds issued by CSCDA are secured by special assessments or a special tax levy. Proceeds may be used to fund public facilities, advance impact fees payable to a local agency, or reimburse developers for the cost of public improvements. The SCIP achieves favorable interest rates by pooling smaller financings into a single bond issuance. SCIP can also assist local agencies in the establishment of special assessment or community facility districts. Any local agency that is a member of CSCDA is eligible to participate; applications are accepted on an ongoing basis.

FEDERAL PROGRAMS

Historic Tax Credit Program for Rehabilitation of Historic Structures

The Federal Rehabilitation Tax Credit, otherwise known as the Historic Tax Credit, is one of the most powerful historic preservation tools available. Recognizing the cost associated with rehabilitating historic buildings, the Historic Tax Credit provides a 20% income tax credit to developers of income

producing properties such as office buildings, retail establishments, rental apartments, and others. The value of the tax credit is typically equivalent to 20% of eligible costs.

Established first in 1976, since its inception, the tax credit has resulted in the preservation of more than 45,000 buildings and generated over \$102 billion in estimated rehabilitation investment. In 2019 alone, 1,042 completed projects generated \$5.7 billion in rehabilitation work and created 172,416 low- and moderate-income housing units.

Low Income Housing Tax Credit Program (Federal and State Program) for Affordable Rental Housing

The low-income housing tax credit (LIHTC) program, created in 1986 and made permanent in 1993, is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Without the incentive, affordable rental housing projects do not generate sufficient profit to warrant the investment.

The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years. Investor equity contributed to the project in exchange for the credits typically finances 30% to 60% of the capital costs of the project.

California generally requires affordability covenants to remain in place for at [least?] 55 years.

Appendix A: SDC Specific Plan Supplemental Conditions of Approval

The following Standard Conditions of Approval are the environmental mitigations that will need to be reflected in a checklist or other development conditions that will be prepared by Permit Sonoma following the adoption of the SDC Specific Plan and that will be applied to all future development within the Planning Area. These Conditions of Approval are applicable at different stages of the planning and development process, from pre-application to post-construction, and may be performed at a site-wide or building-level scale, as applicable. Some of these conditions could be met by conducting a pre-construction site-wide survey that addresses multiple topics—such as for biological resources—while others may be more appropriate as pre-occupancy permitting conditions. These SDC-specific conditions are in addition to other standard conditions that are applied countywide.

1. Open Space and Resources, and Hazards Conditions of Approval

HAZ-1 Ensure that if construction activities occur between the hours of 10 p.m. to 7 a.m., within 0.5 mile of a noise-sensitive receiver (residences, schools, day care facilities, hospitals, nursing homes, long term medical or mental care facilities, places of worship, libraries and museums, transient lodging, and office building interiors), the following measures shall be implemented:

- i. Nighttime construction noise shall not exceed the noise level standards shown in Table NE-2 of the Sonoma County General Plan 2020 when conducted between the hours of 10 p.m. to 7 a.m.
- ii. The project applicant shall retain a qualified consultant to prepare a project-specific construction noise impact analysis.
- iii. The analysis of nighttime construction activities shall be completed in accordance with the County's Guidelines for the Preparation of Noise Analysis. The analysis shall consider the type of construction equipment to be used and the potential noise levels at noise-sensitive receivers located 0.5 miles of a noise-sensitive receiver.
- iv. Provided the nighttime construction noise analysis determines that nighttime noise levels will not exceed 45 dBA L50, 50 dBA L25, 55 dBA L08, or 60 dBA L02 between the hours of 10 p.m. to 7 a.m., construction may proceed without additional measures.
- v. Provided the nighttime construction noise analysis determines that nighttime noise levels would exceed the nighttime standards shown in Table NE-2, additional measures shall be implemented to reduce noise levels below the standard. These measures may include, but not be limited to, use of temporary noise barriers or performing activities at a further distance from the noise-sensitive land use.

HAZ-2 If construction activities using pile driving or blasting occurs during construction, the following measures shall be implemented:

- i. For all preserved and reused buildings, pile driving or blasting vibration shall not exceed the structural damage impact of 0.08 in/sec PPV at these vibration-sensitive receivers.
- ii. Daytime (7 a.m. to 10 p.m.):
 - a. Use of a pile driver shall not occur within 160 feet of a vibration-sensitive receiver.

- b. Daytime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area.
- iii. Nighttime (10 p.m. to 7 a.m.):
 - a. Nighttime pile driving or blasting vibration shall not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area within 0.25 mile of the vibration-sensitive receivers.
 - b. The project applicant shall retain a qualified consultant to prepare a project-specific construction vibration impact analysis.
 - c. The analysis of nighttime blasting vibration shall be completed in accordance with industry standards. The analysis shall consider the blasting plan and potential vibration levels at vibration-sensitive receivers located within 0.25 mile of the vibration-sensitive receivers.
 - d. Provided the analysis concludes vibration levels do not exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, pile driving or blasting may proceed without additional measures.
 - e. Provided the analysis concludes that vibration levels exceed the distinctly perceptible impact for humans of 0.24 in/sec PPV and the structural damage impact to structures of 0.4 in/sec PPV and of 0.08 in/sec PPV for all preserved and reused buildings within the Planning Area, additional measures shall be implemented to reduce vibration levels below the standard. These measures may include, but not be limited to, pre-drilling pile holes, utilizing a vibratory pile driver, performing pile driving at a further distance from the noise-sensitive land use, or using blasting mats to reduce vibration levels below the threshold.

HAZ-3 Implementation of Best Management Practices to reduce exposure of workers to contaminated materials during construction should be followed. Some BMPs include OSHA 40-Hour training, misting/wetting of soil before transportation, covering loads of soil or debris during transportation, covering stockpiles to protect them from inclement weather or high winds, continuous soil sampling, proper disposal practices, and prohibiting long term road closures or blocking of roadways that would impair or interfere with emergency response or evacuation.

A Soil Management Plan shall be prepared and used to provide procedures and protocols for excavating, handling, or storing soils with identified hazardous or potentially hazardous materials. The Soil Management Plan will: identify procedures for monitoring exposure during excavation and handling activities; specify dust control measures and monitoring activities during excavation activities; specify approved temporary stockpile locations and measures to protect the environment such as placement of temporary plastic liners and covers to prevent the spread of contamination; specify methods of transportation from the site and locations of approved solid waste handling facilities or waste disposal sites; specify transportation routes from the site; specify the qualifications of the personnel to perform the waste characterization and removal activities; document that removed soils are characterized in accordance with hazardous waste rules and regulations and in accordance with disposal facility acceptance

criteria; and identify procedures for documenting the proper disposition of the soils removed from the site including the sampling and testing of representative samples.

A Health and Safety Plan shall be developed for each specific sub-site or activity that would involve removal or exposure to hazardous or potentially hazardous materials. The Health and Safety Plan will identify the project location and background, health and safety considerations including the types of hazards present, project personnel and safety responsibilities, personal protective equipment, and emergency procedures. Abatement involving asbestos or lead-based paint should follow OSHA procedures and be performed by licensed Contractors and Certified workers to reduce risk to people and the environment.

- UTIL-1** **The existing raw water conveyance system shall be surveyed** to identify its alignment through the core area and beyond to connections at the onsite water sources, storage tanks, and WTP. An evaluation of the condition of the piping through CCTV and other non-invasive methods will be required to determine the adequacy of the piping to be re-used or the extent of repairs need.
- UTIL-2** **Once a condition assessment of the existing raw water transmission piping has been completed, the Valley of the Moon Water District shall prepare an estimate for the repair,** replacement, refurbishment, or relocation of the raw water transmission piping needed to utilize the onsite water sources and agree to improvement and maintenance of these pipelines needed to ensure the water supply conveyance to treatment facilities and subsequently to customers.
- UTIL-3** **Complete an analysis of the capacity of SVCSD trunk sewer to serve the SDC at full buildout.**
- UTIL-4** **Annex the portion of the SDC Core Campus outside of the SVCSD service area into the SVCSD.**
- UTIL-5** **Topsoil removed in preparation for construction grading and drainage shall be stored on or near the site and protected to prevent soil loss while the work is underway.** Topsoil shall not be stored on top of root systems of trees intended to be preserved. Topsoil shall be restored to disturbed surfaces prior to revegetation. See also CALGreen residential mandatory measures and Sonoma County Code Section 11.14.080.
- WQ-1** **Construction activities must comply with existing regulations** presented in NPDES permits, San Francisco Bay MRP, the Sonoma County Code, the MS4 Phase II Permit, and the Sonoma County General Plan.
- WQ -2** **Any potential hazard to life or property in the Planning Area shall be properly investigated by the appropriate licensed professional.**
- WQ -3** **All development that requires a geotechnical, hydrological, or environmental report shall utilize the recommendations of said report and be in compliance with regulatory agencies.**
- WQ -4** **Existing storm water systems shall be updated to reduce infiltration of pollutants into waterways.**
- WQ -5** **Since both reservoirs at the Planning Area are classified as at least a high hazard, an Emergency Action Plan (EAP) must be implemented** in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP must be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.

GEO-1 Geotechnical investigations shall be performed in areas of existing structures to be rehabilitated or new proposed structures to establish appropriate mitigation techniques. A geotechnical investigation shall be used to evaluate the presence of liquefiable soils, lateral spreading, expansive soils, seismic hazards or landslide hazards. Possible mitigation measures

for the geotechnical investigation may include removal of liquefiable or expansive soils, installing retaining structures, or the construction of deep foundations. Expansive soils may also be mitigated with lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Additionally, areas with greater than 15 percent slope will require a geotechnical investigation. Potential landslide mitigations include the creation of buttress fills, retaining structures, or reducing slope steepness. Avoidance of potential landslide areas would also be done where feasible.

a. A geotechnical investigation shall also be performed to determine the presence of an unstable geologic unit. Potential geotechnical design measures include recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations performed by a registered civil or geotechnical engineer will identify potential impacts which will allow mitigation measures to be accurately applied to an extent that the risk to life or property be reduced to a less-than-significant level.

b. A geotechnical investigation shall be performed for any new development to be constructed at the site. The geotechnical investigation should evaluate the hazards of expansive clay soils, liquefaction and lateral spreading, creek bank stability, slope stability, landslides, existing fill and cut slope stability, and seismic shaking. The report shall provide design recommendations for mitigation of expansive soils and unstable geologic units to an acceptable level. Mitigations for expansive soils may include measures such as lime-treatment of expansive clay soils, excavation and replacement of expansive soils with non-expansive engineered fill, or other acceptable measures. Mitigation measures for unstable geologic units may include removal of unstable geologic fills, recompaction as engineered fills, constructing buttress fills to stabilize unstable slopes, installation of reinforced fills, construction of retaining walls, and other acceptable methods of stabilization. Geotechnical investigations will identify potential impacts which will allow mitigation measures to be accurately applied.

GEO-2 Both Fern and Suttonfield lakes are currently under the responsibility of the State/SDC. Since both reservoirs at the Planning Area are classified as at least a high hazard; an Emergency Action Plan (EAP) must be implemented in accordance with the requirements from the California Water Code Sections 6160 and 6161 and Government Code Section 8589.5. When the property is transferred a new EAP will need to be developed to reduce the risk of loss of human life or injury, and to minimize property damage in the event of a potential or actual emergency.

GEO-3 Halt Construction Activity in Case of Finding Paleontological Resources, Evaluate Find, and Excavate Find. In the event that previously unidentified paleontological resources are uncovered during site preparation, excavation, or other construction activity, applicants proposing development of projects within the Planning Area shall cease all such activity within 25 feet of the discovery or ensure that all such activity within 25 feet of the discovery ceases until the resources have been evaluated by a qualified professional and specific measures can be implemented to protect these resources in accordance with Sections 21083.2 and 21084.1 of the California Public Resources Code. If the qualified paleontologist determines the find is potentially significant, the project applicant shall ensure a qualified paleontologist shall excavate the find in compliance with state law, document the find, and arrange for curation at a depository, keeping project delays to a minimum. If the qualified paleontologist determines the find is not significant, then the project will continue without delay.

Geo-4 Halt Work if Cultural Resources or Human Remains are Encountered and Evaluate.

Developers of projects in the Planning Area shall halt all work if cultural resources are encountered during excavation or construction of a project and retain a qualified archaeologist to evaluate and make recommendations for conservation and mitigation. The developer shall notify the Director of Permit Sonoma, and said Director shall notify and provide an opportunity to consult to all tribes culturally and geographically associated with the Planning Area, particularly the Federated Indians of Graton Rancheria, to aid in the evaluation, protection, and proper disposition of the resource. If human remains or suspected human remains are discovered, all recommendations related to the discovery of human remains shall be in accordance with section 5097.98 of the California Public Resources Code, and section 7050.5 of the California Health and Safety Code, as applicable, to ensure proper disposition of the human remains or suspected human remains, including those identified to be Native American remains.

GEO-5 Inadvertent Discovery Protocol. In the event an archaeological resource is encountered during excavation or construction activities for projects within the Planning Area, the construction contractor shall halt construction within 50 feet of the find and immediately notify the County's Director of Permit Sonoma . Construction activities shall be redirected and the project proponent shall, in consultation with the County that must notify and provide an opportunity to consult to all tribes, particularly the Federated Indians of Graton Rancheria, culturally and geographically associated with the Planning Area, , retain a qualified professional archaeologist, in consultation with the Director of Permit Sonoma and the Federated Indians of Graton Rancheria, to 1) evaluate the archaeological resource to determine if it meets the CEQA definition of a historical or unique archaeological resource and 2) make recommendations about the treatment of the resource, as warranted. If the resource does meet the CEQA definition of a historical or unique archaeological resource, then it shall be avoided to the extent feasible by project construction activities. If avoidance is not feasible, then adverse effects to the deposit shall be mitigated as specified by CEQA Guidelines Section 15126.4(b) (for historic resources) or Section 21083.2 (for unique archaeological resources). This mitigation may include, but is not limited to, reburial, protection in place, and a thorough recording of the resource on Department of Parks and Recreation Form 523 records, or archaeological data recovery (b)(3)(C), which requires a data recovery plan prior to data recovery excavation, shall be followed. If the significant identified resources are unique archaeological resources, mitigation of these resources shall be subject to the limitations on mitigation measures for archaeological resources identified in CEQA Guidelines Sections 21083.2 (c) through 21083.2 (f).

GEO-6 Conduct Cultural Resources Awareness Training. Prior to the start of any ground disturbance or construction activities, developers of projects in the Planning Area shall retain a qualified professional archaeologist to conduct cultural resource awareness training for construction personnel. This training shall include an overview of what cultural resource are and why they are important, archaeological terms (such as site, feature, deposit), project site history, types of cultural resources likely to be uncovered during excavation, laws that protect cultural resources, and the unanticipated discovery protocol.

GEO-7 Tribal Monitor and Consultation. All local tribes culturally and geographically associated with the Planning Area, particularly the Federated Indians of Graton Rancheria, shall be given the opportunity to monitor ground disturbance activities , including demolition, and must be consulted throughout Plan implementation in accordance with SB 18 and AB 52 .

BIO-1 Perform specific Project biological resource assessments. Prior to the commencement of the approval of any specific project in the Proposed Plan area, Project Sponsors shall contract a qualified biologist to conduct studies identifying the presence of special-status species and sensitive habitats at proposed development sites and ensure implementation of appropriate mitigation measures to reduce impacts to sensitive habitat or habitat function to a less than significant level. These measures shall meet or exceed those described for special-status taxa in the following measures of this section. In addition, the following best management practices (BMPs) shall be implemented for all projects:

1. An environmental awareness training program shall be provided to personnel working on the project. The training shall include materials that describe the sensitive habitats and species present and the measures that have been incorporated into the project to protect those habitats and species. The training materials shall be prepared by a qualified biologist who will train a member of the contractor's crew to provide follow-up trainings to newly hired employees during the construction period. These materials may be updated as new information is available.
2. All work areas, including parking and staging areas, shall be the minimum size necessary to implement the project and will be clearly delimited prior to implementation of any work.
3. All trash and debris shall be confined in enclosed bins located within staging areas.
4. No pets will be allowed within the construction area.
5. Any soil or other material stockpiled during construction that could be easily transported by wind or rain shall be covered when not actively in use.
6. No materials shall be placed where they may enter sensitive habitat, receiving waters, or a storm drain, or be subject to wind or runoff erosion and dispersion.
7. Appropriate washout, trackout, and dust control BMPs shall be implemented during construction.
8. All vehicles and equipment scheduled for use in construction on the site shall be clean and free of mud or vegetation that could introduce plant pathogens or propagules of non-native plants. This includes equipment hauled into the site. The importance of this measure shall be discussed in the environmental awareness training materials.
9. No construction vehicles or machinery shall be allowed outside of the delimited parking, staging, and work areas.
10. All vehicles and equipment used on-site shall be well maintained and checked upon site entry for fuel, oil, and hydraulic fluid leaks or other problems that could result in spills of toxic materials. Drip pans will be used under all vehicles and equipment when not in active use.
11. All vehicle fueling and maintenance activities will occur at least 100 feet away from any wetland, stream, or other water body unless in a designated area with appropriate berms to prevent spills from traveling beyond the upland work area.
12. A Stormwater Pollution Prevention Plan (SWPPP) shall be developed for the project and all measures included in the SWPPP shall be implemented during all phases of construction, as appropriate.
13. Temporary erosion control materials shall be inspected on a regular basis during construction consistent with the SWPPP, and any required repairs shall be implemented immediately.

14. For any work within aquatic features or required setback around such features, the contractor shall be prepared to handle any localized hazardous waste spills (e.g. gas, oil, or pesticides). Spill control and clean-up materials (e.g., oil absorbent pads, fiber rolls) shall be kept on-site at all times in case a spill occurs. Any waste materials including, but not limited to, raw cement/concrete or washings thereof, asphalt, paint, construction waste, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, should be prevented from contaminating the soil and/or entering any waterway or sanitary sewer system.

15. All erosion control materials should use certified weed-free straw or other biodegradable, weed-free materials. No materials containing monofilament netting shall be used.

BIO-2 Avoid impacts to special-status bats and all bat maternity and hibernation

roosts. A qualified biologist shall perform pre-construction survey(s) for bat roosts. Surveys shall be conducted by concentrating on large trees (DBH >12 inches), man-made buildings and cliffs/rocky outcroppings within 100 feet of any planned work areas. Surveys shall occur no more than 14 days prior to the start of work. The biologist will evaluate whether potential roost habitat occurs and to determine the type (i.e., maternity or non-maternity) and status (i.e., active or inactive) of the roost. No active maternity roost or hibernation roost will be removed. For other roosts:

1. If large trees (DBH >12 inches) identified as potential bat roosts that are not active maternity or hibernation roosts are to be removed, they shall be flagged by the surveying biologist. On the first day of removal of flagged trees, limbs shall be removed in the late afternoon from flagged trees. This disturbance shall cause any roosting bats to locate an alternative roost during their nighttime foraging. As potentially roosting bats will have left over the course of the night, the rest of the tree can be cut down on the second day. On the second day, the trees shall be felled as late in the afternoon as is practicable.

BIO-3 Avoid impacts to American badger.

1. No more than 14 days before the start of ground disturbance activities within open grassland and adjacent oak woodland, a biologist shall conduct pre-construction surveys to determine if American badger are present.
2. If American badger dens are determined to be present, the biologist shall monitor them for activity to determine whether the den is active. If the den is determined to be occupied by a female with young, ground disturbance and construction activity shall be avoided within 50 feet of the den until the young have matured and dispersed. If the den is determined to be active, but a female with young are not present, burrow exclusion using passive measures such as one-way doors or equivalent shall be attempted for a minimum of three days to discourage their use prior to any project-related ground disturbance. If the biologist determines that the dens have become inactive as a result of the exclusion methods, the dens shall be excavated by hand to prevent them from being re-occupied during construction.

BIO-4 Avoid impacts to nesting raptors including white-tailed kite and golden eagle.

1. Prior to starting construction activities during the nesting season, generally defined as February 1 through August 31, targeted surveys for active raptor nests shall be conducted. An active nest contains eggs or young.

2. If a non-listed raptor nest containing eggs or young is determined to be present within the work area, then a protective buffer shall be implemented and no project work shall occur within the buffered area until the chicks have fledged and no longer require parental support for survival, or the nest has been determined to be inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.
3. If a special-status raptor nest is determined to be present within the work area, or within 0.5 mile of the work area, consultation with the CDFW and/or USFWS shall occur and any measures recommended or required by those agencies shall be implemented.

BIO-5 Avoid impacts to burrowing owl. Burrowing owl is listed as a species of special concern by the CDFW. While the species was not observed during the assessment, potentially suitable habitat is present, and suitable burrows may exist in the future. The following measures shall be implemented to avoid impacts to burrowing owls:

1. A pre-construction survey shall be performed prior to start of ground disturbance activities where ground squirrel burrow complexes or other refugia are present. This survey shall occur regardless of the time of year, as burrowing owls may use the Planning Area during the non-nesting season. The survey shall be performed according to the standards set forth by the Staff Report for Burrowing Owl Mitigation (CDFW 2012), unless more current guidance has been released.
2. Passive exclusion techniques, such as one-way doors, can be used to exclude burrowing owl from occupied burrows outside the nesting season or if a burrow is determined not to support an active nest. An active nest includes those with eggs or young. Once exclusion is completed, the burrows shall be collapsed to avoid attracting owl back to the planned or active work area.
3. If burrowing owls are excluded from wintering habitat (anytime between September 1 and February 1) and wintering habitat is converted, it shall be mitigated for at a ratio of no less than 1:1.

BIO-6 Avoid impacts to northern spotted owl. Northern spotted owl has potential to nest in forests and forage in adjacent areas on the SDC. Prior to construction activities that are scheduled during the breeding season of northern spotted owls (typically March 15-July 31) within riparian, evergreen and/or oak forests, or within 0.5 miles of these forests, the specific Project Sponsor shall contract a qualified biologist to identify northern spotted owl activity centers and/or nests within a project area and within 0.5 miles of it in areas that could support northern spotted owl nesting. Surveys will occur between March 15 and the end of May. The survey methodology will be the most applicable, current, approved method from the USFWS. Any active northern spotted owl nest sites shall be avoided by a distance determined by a qualified biologist to be sufficient to avoid nest failure, but shall not be less than 0.25 miles. The no-work buffer shall remain in place until the end of the nesting season or until a qualified biologist determines that the nest is no longer active. If active nests are detected and work will occur before nests become inactive, the specific project will engage with the USFWS and CDFW to ensure that project activities would not result in take of northern spotted owls, or if take could occur, the specific project will acquire all needed permits prior to commencement of work.

BIO-7 Avoid impacts to tricolored blackbird. Tricolored blackbird has potential to nest in the vegetation surrounding Fern Lake and Suttonfield Lake. Some portions of Sonoma Creek may also support the species. For work that will occur within 500 feet of these features during

the nesting season (February 1- September 1), a qualified biologist shall conduct a nesting survey within 7 days of commencement of construction. If active nests are detected they shall be avoided by at least 250 feet. The 250-foot no-work area may be reduced by a qualified biologist after observation of active nests and consideration of the work to be performed. In no case shall the no-work buffer be reduced to less than 100 feet.

BIO-8 Avoid impacts to other special-status and non-status nesting birds. In addition to the aforementioned species, several other special-status and non-status birds may nest on the SDC site. Most native bird species are protected under the MBTA as well as the CFCG may use the Planning Area for nesting. The following measures are required to avoid impacts to nesting birds:

1. If vegetation removal, demolition of buildings or work on bridges, or initial ground disturbance activity occur during the nesting season, defined as February 1 through August 31, then a pre-construction nesting bird survey within the work area shall be completed by a biologist no more than 7 days (or the time interval set by Department permits issued for the project) prior to the start of work.
2. If active nests (nests with eggs and/or chicks) are observed during the pre-construction survey, project activities shall avoid the area as determined by the biologist and resume the protective buffer only after the young have fledged the nest or the nest otherwise becomes inactive. Buffer size shall be determined by the biologist based on species, nest location, planned disturbance footprint, and presence of any visual or auditory buffers.

BIO-9 Avoid impacts to western pond turtle. Western pond turtle has potential to occur in or near aquatic features in the Planning Area. Direct impacts to aquatic features could result in the loss of suitable habitat or harm of pond turtles if they are present. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to western pond turtle:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of ponds, reservoirs, or wetted streams which may support western pond turtle shall occur between July 1 and October 31 to avoid the peak nesting season and winter inactivity periods for western pond turtle.
2. No more than two days prior to the start of work within 300 feet of ponds, reservoirs, or wetted streams with the potential to support western pond turtle, a pre-construction survey for western pond turtle shall be completed. If the species is observed, the biologist shall provide measures to avoid direct impacts based on the planned work. Such measures may include a protective no-work buffer, exclusion fencing, monitoring, or coordination with CDFW if relocation is required.

BIO-10 Avoid impacts to foothill yellow-legged frog (FYLF), red-bellied newt and California giant salamander. These special-status amphibians are all CDFW species of special concern and have potential to occur in or near the streams in the Proposed Plan Area. FYLF and California giant Salamander have been detected on-site. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to FYLF, California giant salamander and red-bellied newt:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of wetted streams shall occur between March 1 and October 31 to avoid the rainy season, when amphibians are more likely to traverse the landscape.
2. For work below top of bank or within 100 feet of the top of bank of any stream, a qualified biologist shall be present to monitor work and ensure that FYLF, California

giant salamander and red-bellied newts are not adversely impacted. Work each day shall not begin until the area to be disturbed has been surveyed and cleared by the qualified biologist.

BIO-11 Avoid impacts to California red-legged frog (CRLF). California red-legged frog has potential to occur in or near the streams, reservoirs and other aquatic features in the Proposed Plan Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to CRLF:

1. To the extent possible, initial ground disturbance, vegetation clearing, and associated project activities within 300 feet of aquatic features shall occur between June 1 and October 31 to avoid the rainy season, when CRLF are more likely to traverse the landscape.
2. For work that occurs within 300 feet of an aquatic feature, anytime, a qualified biologist will perform a pre-construction survey at least each morning prior to start of construction, unless otherwise authorized through a project-specific permit or consultation with USFWS. A qualified biologist shall be present during all initial ground disturbing construction activities and initial vegetation removal in non-developed areas within 300 feet of aquatic features during anytime of the year and anywhere these activities occur between October 31 and June 1. If CRLF is detected, work in the area where the CRLF was detected will stop and the CRLF will be avoided by 150 feet unless it can be relocated under a USFWS-issued permit.
3. For each specific project that will work within 300 feet of an aquatic feature anytime of the year or anywhere in the Proposed Plan area between October 31 and June 1, the specific project will be evaluated by a qualified biologist for its potential to result in take of individual CRLF or impact its habitat. If it is determined that take of CRLF or its habitat could occur as a result of construction activities, consultation with the USFWS will occur and additional measures to protect CRLF will be developed in the permitting process and implemented during the construction phase.

BIO-12 Avoid impacts to California freshwater shrimp and listed salmonids. Federal-listed California freshwater shrimp and listed salmonids (e.g. steelhead) have potential to occur in the streams in the Project Area. While project-specific permits may require additional measures, the following measures shall be implemented to avoid impacts to California freshwater shrimp and listed salmonids:

1. Avoid work below top of bank of streams in the Proposed Plan Area. As long as no work occurs below top of bank, BMPs described in Measure Bio-1 and Proposed Plan Biological Resources / Habitat policies 2-25 and 2-26 would ensure no impacts to California freshwater shrimp and any listed salmonids.
2. If work below top of bank of streams cannot be avoided, an evaluation of the specific work area, project activities and any areas that could be indirectly impacted by the project shall be conducted by a qualified biologist. If it is determined that California freshwater shrimp, listed salmonids or their habitat could be adversely impacted, consultation with the USFWS and National Marine Fisheries Service (NMFS) shall occur and permit conditions shall be implemented. In addition to compliance with Sonoma County Municipal Code Sec 26-65 and permitting requirements, project activities shall implement BMPs described in Measure Bio-1 and Proposed Plan Biological Resources / Habitat policies 2-27, 2-28, and 2-29 to ensure protection of habitat, water quality, and the riparian corridor.

BIO-13 Avoid special-status plants. The following measures are required to avoid, minimize, or mitigate for impacts to special-status plants present on the site or with moderate or high potential to occur in project areas:

1. Pre-construction botanical surveys of non-developed areas shall be conducted prior to ground breaking. Pre-construction surveys shall be completed by a qualified biologist during the appropriate identification period for plants with the potential to occur in the area scheduled for ground breaking. Edge of populations shall be mapped and visibly marked prior to ground disturbance. Additionally, previously mapped occurrences of any special-status plant shall be visibly marked.
2. To ensure no indirect impacts to populations outside of the project area, individual occurrences of special-status plants shall be avoided by a minimum of 20 feet.
3. For all specific, ground disturbing projects, when avoidance is not feasible or practicable, as determined by the botanical expert, species-specific mitigation shall be developed that minimizes impacts and compensates for any loss of plant occurrences through a combination of enhancement (e.g., weed management and supplemental seeding within existing stands of the species in question), restoration or creation (e.g., establishment of new populations), and preservation (e.g., placement of appropriate protective assurances over existing occurrences).
4. Any mitigation shall follow generally acceptable rare plant mitigation guidelines and shall consider the specific ecology of the species in question, as well as the conservation status and the number of occurrences within the overall property. The mitigation shall also include regularly scheduled monitoring, an adaptive management component, and clear performance standards to ensure success.
5. If any species listed under the federal or California endangered species act are encountered they shall be avoided unless the relevant permits for take of those species are issued.

BIO-14 Avoid, minimize, or mitigate for impacts to aquatic communities. Prior to any impacts to protected aquatic resources, the Project Sponsor shall submit applications for necessary permits from the Army Corps, RWQCB, CDFW, and/or Sonoma County. Any avoidance, minimization, or compensatory mitigation measures required by those permits shall be incorporated into the project design. An aquatic resources mitigation plan (HMMP) shall be submitted as part of the permit applications in accordance with federal and state requirements.

BIO-15 Avoid and protect wetlands during construction. Prior to commencement of ground disturbing activities, specific Project Sponsors shall ensure that wetlands to be protected are clearly identified on the site using flagging, lathe, pin flags or other methods sufficient to ensure that construction equipment does not enter protected areas. Field demarcation of wetlands shall be in agreement with the findings of a jurisdictional wetland delineation or biological resources report produced by a qualified biologist with experience in wetland delineation. Exclusion markers will be removed after construction is complete. This measure is additive to any applicable State or Federal permits issued for specific projects.

BIO-16 Compensate for impacts to jurisdictional wetlands and aquatic features. If specific projects impact sensitive aquatic features, including wetlands and such impacts cannot be avoided, Project Sponsors shall develop a habitat mitigation plan subject to approval by those agencies with oversight over the impacted resource. The plan shall detail the type and extent of impact, the type of habitat impacted, the agencies responsible for oversight of the resource, compensation strategy (via preservation, creation or restoration) and will describe

the procedures for monitoring and provide clear success criteria for the compensation areas. Compensation areas will be as near to the impact as feasible, while still enhancing habitat function. The specific Project Sponsor will be responsible for the financial requirements associated with this measure.

2. Mobility and Access Conditions of Approval

MOB-1 Construction of the Highway 12 connector should reuse the existing street network to the greatest extent feasible.

MOB-2 Construction of the Highway 12 connector should

3. Land Use Conditions of Approval

LU-1 For any historic resource that is being considered for demolition, require that the developer hire a preservation architect to undertake a conditions assessment and feasibility study to justify the action. The project sponsor of a development project in the Plan Area shall also consult with the Sonoma County Planning Division at the time of submittal of an environmental evaluation application to determine whether there are feasible means to avoid a substantial adverse change in the significance of a contributing resource(s) to the SSHHD. Avoidance and minimization measures shall seek to avoid demolition and retain the resource's character-defining features. This includes consideration of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, which cover adaptive reuse, retention and repair of character-defining features, moving contributing resources within the site as an alternative to demolition, and designing sensitive additions and alterations. Reuse feasibility studies for each individual project that proposes demolition of a contributing resource shall be produced and compatibility analyses for new construction within 75 feet of an extant contributing resource shall be prepared to ensure that new buildings do not overwhelm or unnecessarily contrast with the historic buildings.

LU-2 In evaluating the feasibility of avoidance or reduction of effects, the Planning Division shall consider whether avoidance or reduction can be accomplished successfully within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors, along with the Proposed Plan policies and project objectives. The applicability of each factor may vary from project to project, and will be determined by staff on a case by-case basis. Should Planning Department staff determine through the project review process that avoidance or reduction of effects on historic architectural resources is infeasible, policies LU-3, LU-4, LU-5, LU-6, and LU-7 shall be applicable.

LU-3 The Project Sponsor shall retain a professional who meets the Secretary of the of the Interior's Professional Qualifications Standards for History or Architectural History to prepare written, photographic, and measured drawing documentation of the California Register- and National Register-eligible Sonoma State Home Historic District. Prior to the first demolition or construction permit issued for the site, documentation as described below for the overall SSHHD and the first adversely impacted contributing resource(s) shall be required. When additional demolition or construction permits are required, documentation of those contributing resource(s) shall be undertaken.

a. The documentation for the SSHHD shall be prepared based on the National Park Service's Historic American Building Survey (HABS)/Historic

American Engineering Record (HAER)/ Historic American Landscape Survey (HALS) Historical Report Guidelines. The documentation will include the following:

b. Drawings

i. Efforts shall be made to locate original drawings and/or site plans of the SSHHD during its period of significance. If located, these drawings shall be photographed or scanned at high resolution, reproduced, and included in the dataset. In addition, an existing conditions site plan depicting the current configuration and spatial relationships of the contributing buildings and landscape features shall be included in the dataset.

ii. At the time of each proposal that is deemed to adversely impact a contributing resource to the SSHHD, either through demolition or substantial alteration, effort should be made to locate original drawings of the resource to the SSHHD that will be demolished. If located, these drawings should be photographed or scanned at high resolution, reproduced, and added in the dataset. HABS-style measured drawings of each contributing resource that will be adversely impacted shall also be produced. The HABS-style drawings shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architecture or Historic Architecture.

c. Photographs

i. Standard large-format or digital photography shall be used. If large-format photography is undertaken, it shall follow the HABS/HAER/HALS Photography Guidelines (November 2011; updated June 2015). If digital photography is used, it shall follow the National Park Service's National Register Photo Policy Factsheet (June 2013), including ink and paper combinations for printing photographs that have a permanency rating of approximately 115 years. Digital photographs shall be taken in uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 pixels per inch or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the index of photographs and photograph label. Photograph views for the dataset shall include:

ii. Context and oblique views throughout the SSHHD, including the campus core, poultry area to the east, and the SDC water and sewage system to the west and north.

iii. Orthogonal, oblique, and detail views of any contributing buildings, structures, or landscape features that are deemed to be adversely impacted, either through demolition or substantial alteration. These may be produced as individual projects are approved and shall be added to the data set.

iv. All views shall be referenced on a photographic key. This photograph key shall show the photograph number with an arrow indicating the direction of the view.

d. Written History

i. A historical report shall be prepared, in consultation with local tribes culturally and geographically associated with the Planning Area, particularly the Federated Indians of Graton Rancheria, that provides a property description and summarizes the history of the SSHHD and its historical significance, and briefly describes each tribal cultural resource, contributing building, and landscape feature, and shall document the true and accurate history of the Sonoma Developmental Center as a place where a diverse group of individuals resided. Documentation shall adhere to National Park Service standards for "short form" HABS/HALS documentation, and shall include the 2019 DPR forms

as an appendix. The written historical report shall be prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History and submitted for review and approval prior to issuance of any demolition or construction permits for the site.

- ii. Copies of the photographs, drawings, and report shall be offered to the Sonoma County Planning Division, Glen Ellen Historical Society, and Sonoma Valley Historical Society, and to publicly accessible repositories including the Sonoma County Public Library, the California Historical Society, and the Northwest Information Center (NWIC) of the California Historical Resources Information System. The materials may be offered in the format (digital files and/or hard copies) preferred by each recipient. These organizations and repositories are invested in archiving the history of California. This measure would create a collection of reference materials that would be available to the public and inform future research.

LU-4 The Project Sponsor shall prepare a permanent on-site, publicly accessible site-wide interpretive program, in coordination with an experienced architectural historian and interpretation/exhibit designer. The interpretive program may include display panels with historic and current condition photographs, interpretive text, and other graphics; smartphone apps; artworks; electronic media; and other means of presenting information regarding the history of the SSHHD, based on the historic district's stated significance, as well as the history of indigenous peoples on the site.

- a. In addition, for each contributing building, structure, or landscape feature is deemed to be adversely impacted, either through demolition or substantial alteration, an interpretive display involving the above-described media options shall be developed that conveys the contributing resource's specific history, use, and contribution to the SSHHD. Display panels, if included in the interpretive program, shall be placed within or as near as possible to, the location where the resource was historically located.
- b. The site-wide interpretive program shall be approved prior to the issuance of a site permit, and interpretive programs for specific contributing resources shall be approved prior to the issuance of a demolition permit for that resource. The specific interpretive program(s) shall be fully implemented and/or installed before the issuance of a certificate of occupancy for the applicable new building(s).
- c. Long-term maintenance of the permanent interpretive displays shall be the responsibility of the County, which may delegate to Planning or another relevant agency.

LU-5 Before the demolition of any contributing building or structure on the site, the subject building or structure shall be made available for salvage to companies or individuals facilitating reuse of historic building materials, including local preservation organizations. Noticing for salvage opportunities shall include notification in at least one newspaper of general circulation and online platforms as appropriate, which may include the *Sonoma County Gazette*, *Sonoma Index-Tribune*, and *Santa Rosa Press Democrat* (print and online) and the Sonoma County Planning Division. Noticing shall be compliant with Sonoma County policies and shall include a notice at the entrance to SDC on Arnold Drive about the building(s) or structure(s) proposed for demolition. The time frame for materials salvage noticing shall be 30 days. The project sponsor shall incorporate into construction specifications for proposed projects implemented under the Proposed Plan a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby contributing historic buildings within 75 feet of the construction site. This may include maintaining a safe distance between the construction site and the building, using construction techniques that

reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.

The specification shall outline general information about the purpose of the specification, submittal requirements, project schedule, site security plan, and project performance requirements and construction techniques. The latter shall include:

- a. Where proposed excavations are within 5 feet of historic buildings and/or would extend below the foundations of historic buildings, protection and stabilization shall be designed as necessary to provide vertical support throughout the shoring, underpinning, and excavation process.
- b. Explosive charges shall not be used.
- c. If existing pavement or foundation demolition, breakup and removal operations is performed less than 75 feet from adjacent historic buildings, the contractor shall utilize deep saw cutting of existing pavement, foundations, and/or concrete structures to be removed. Alternatives to this will be allowed if mockups are satisfactory and approved by a qualified preservation professional.
- d. Route truck traffic and heavy construction equipment to minimize impacts to the adjacent structures.
- e. Secure street and sidewalk trench plates and decking at cut and cover excavations shall be installed.
- f. Minimize the duration of scheduled activities to the extent possible to reduce risks to adjacent historic structures, while allowing for safe completion.
- g. Provide adequate drainage on the site to prevent drainage-related damage to the adjacent structures, and comply with all applicable local, state, and federal requirements for drainage.
- h. Provide engineered shoring/underpinning at excavations to prevent soil movement-related damage to adjacent historic buildings. Design foundations and ground-stabilization measures where necessary and permitted by building owners to prevent uplift of adjacent soils and to prevent damage to existing building foundations.
- i. Methods that outline the contractor's responsibility to protect historic resources from damage during construction.

In addition, a qualified historic preservation professional shall review project drawings for demolition and site disturbing activities that may affect adjacent contributing historic buildings, including:

- a. Demolition
- b. Temporary and permanent shoring/underpinning
- c. Foundation design
- d. Temporary buildings, including site mounted cranes, if applicable
- e. Staging plans showing the locations of materials staging areas and indicating types of materials to be staged and time periods for staging
- f. Construction barricade and fencing plan
- g. Vehicular circulation and staging paths, indicating proposed routes and paths of travel for heavy vehicles through the site with individual plans for the different stages of construction
- h. Re-submitted project drawings produced on an as-needed basis when project details are revised, or if project techniques are changed after Construction Protection Specification review.

LU-6 Where heavy equipment would be used on a development project, the project sponsor of such a project shall undertake a monitoring program to minimize damage to contributing

buildings and structures to the SSHHD within 75 feet of the project site and to ensure that any such damage is documented and repaired. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of contributing resource(s) within 75 feet of planned construction to document and photograph the existing conditions of the resource(s). The qualified historic preservation professional shall submit regular monitoring reports to the Sonoma County Planning Division documenting findings from regular inspections. Should damage to contributing historic resources occur, resources shall be remediated to their pre-construction condition at the conclusion of ground-disturbing activity on the site. This policy shall be conducted in coordination with HAZ-2.

4. Community Design Conditions of Approval

COM-1 Water Efficiency Measures for New Developments. New residential and commercial development in the Planning Area shall be designed to incorporate CALGreen and the Sonoma County Water Efficient Landscape Ordinance (Chapter 7D3 of the Sonoma County Code) requirements as required in order to ensure compliance with federal and State requirements for water efficiency. These requirements include but are not limited to use of low-flow plumbing fixtures in buildings, and inclusion of low-water use landscaping and high-efficiency irrigation systems to minimize outdoor water use.

8 List of Map and Table Changes

Chapter 1: Introduction

Figure 1.1-3: Planning Boundaries Aerial View – revised to show correct location of the cemetery.

Figure 1.6-1: Community Constraints – revised to show only historic status of buildings (remove legend items and colors specifying whether to keep or remove, as this is shown on Figure 4.3-1)

Chapter 2: Open Space and Resources and Hazards

Figure 2.2-1: Open Space Framework – revised to label Mill Creek

Chapter 4: Land Use

Figure 4.1-1: SDC Core Campus Districts - revised with new district names:

- Rename Fire House Commons to Sonoma House Commons
- Rename Eldridge North to Eldridge Place

Figure 4.1-2: Land Use – revised to pull land use colors off of mature tree grove south of the Main Building and expand Hotel Overlay north of the Main Building up to Holt Road.

Figure 4.3-1: Historic Assets – revised to simplify legend for readability.

Table 4-1: SDC Specific Plan Land Use Density and Intensity Standards

Land Use Classification	Residential Density Range (Units per Gross Acre)	Non-Residential	
		Maximum Allowed Overall Average Floor Area Ratio	Maximum Allowed Floor Area Ratio by Site
Low/Medium Density Residential	6-14	-	-
Medium/Flex Density Residential	8-30	-	-
Employment Center	n/a	0.5	2.0
Flex Zone	8-30	1.0	2.0
Institutional	n/a	0.5	2.0
Utilities	n/a	1.0	2.0

Note: Maximum Allowed Overall Average FAR is calculated over the entirety of the core campus, while Maximum Allowed FAR by site is calculated on a site by site scale. For example, a new development in the Flex zone can have an FAR up to 2.0, but overall development in the Flex zone cannot exceed an FAR of 1.0.

Table 4-2: Minimum and Maximum Housing Units by District

District	Base Housing Unit Range
Maker Place	25 - 35
Core North Residential	40 - 130
Creek West Residential	60 - 180
Historic Core	15 - 110
Core South	10 - 120
Sonoma House Commons	35 - 153
Agrihood	60 - 180
Eldridge Place	50 - 130
Walnut Court	N/A
Total	620 +/- 10%

Notes: 1. Up to 10% deviations from the minimum and maximum by district are subject to approval by the Planning Director.

2. These ranges are inclusive of any required inclusionary housing. Any additional housing due to State and County density bonuses will be on top of the ranges shown here.

3. This table provides a range for the total number of housing units within each Specific Plan district to provide implementation flexibility. It is not anticipated that development would be built to the maximum of the range in every district.

The base number of units is 620 including market rate and affordable units as required by Sonoma County Code Chapter 26 Article 89.

Table 4.3: Permitted Uses – revised to limit activities in Preserved Open Space and to include retail land uses within the Core Campus.

Table 4-4: Projected Specific Plan Buildout

Land Use	Land Use Area (Acres)	Assumed Average Residential Density (du/acre)	Assumed Average Overall FAR	Non-Residential Development (sf)	Units
Low/Medium Density Residential	29	12	-	-	350
Medium/Flex Density Residential	23	24	-	-	560
Employment Center	16	-	0.3	190,000	-
Flex Zone	9	10	0.9	160,000	90
Institutional	3	-	0.3	40,000	-
Utilities	3	-	-	20,000	-
Active Open Space	11	-	-	-	-
Buffer Open Space	43	-	-	-	-
Other Core Campus Open Space	58	-	-	-	-
Preserved Open Space	750	-	-	-	-
Total	945	-	-	410,000	1,000

Note: These projections were used to conduct environmental review on the Specific Plan, but do not represent adopted Specific Plan policy. Non-residential development may be higher or lower as long as it is within the FAR range for each land use. Residential development maximums are outlined in Table 4-2.

Chapter 5: Community Design

Typo: Change Section Title number 5.1 to 5.5

Figure 5.3-1: Maximum Heights revised to clarify legend.

Figure 5.3-2: Building Matchlines & Setback Lines – revised to show a setback line along the west side of Arnold Drive and to show the north side of the Central Green as a potential (rather than required) active frontage.

Change Table number of 5.5-1 through 5.1-3 to 5.1 through 5.3 for consistency with numbering in other chapters. Updated density/intensity standards to be same as in Chapter 4. EV Charging: Low/Medium and Medium Density Residential: Refer to CalGreen standard; Flex: Refer to CalGreen standard.

	Low/Medium Density Residential	Medium Density Residential	Flex	Employment	Institutional	Utilities
Density/Intensity						
Residential Density (Housing Units per Gross Acre)	6-14	8-30	8-30	n/a		
Maximum Allowed Overall Non-Residential FAR	n/a		1.0	0.5	0.5	None specified
Maximum Non-Residential FAR (by site)	n/a		2.0	2.0	2.0	1
Building Form and Location						
Maximum Building Height (ft)	See Figure 5.3-1					
Parking Requirements						
Automobile Parking	1 dedicated off-street space per single family unit			n/a		
EV Charging Stations	As per Cal Green			As per CalGreen or 1 charging space per 2,000 sf if not specified in CalGreen		n/a
Bicycle Parking	Single Family Attached and Detached: None required Multifamily: One space per two residential units, unless separate secured garage space is provided for each unit. The bicycle spaces shall be secure, covered, and located conveniently for residents and visitors.			One space per 2,000 square feet		

All Maps:

- Potential street network and land use allocations revised to reflect larger 100-foot setbacks from Sonoma Creek.
- Revise the open space area along the northern edge of the core campus to reflect the changes recommended by the Board of Supervisors

Figure 1.1-3: Planning Boundaries Aerial View



Suttonfield Lake

Figure 4.1-1: SDC Core Campus Districts

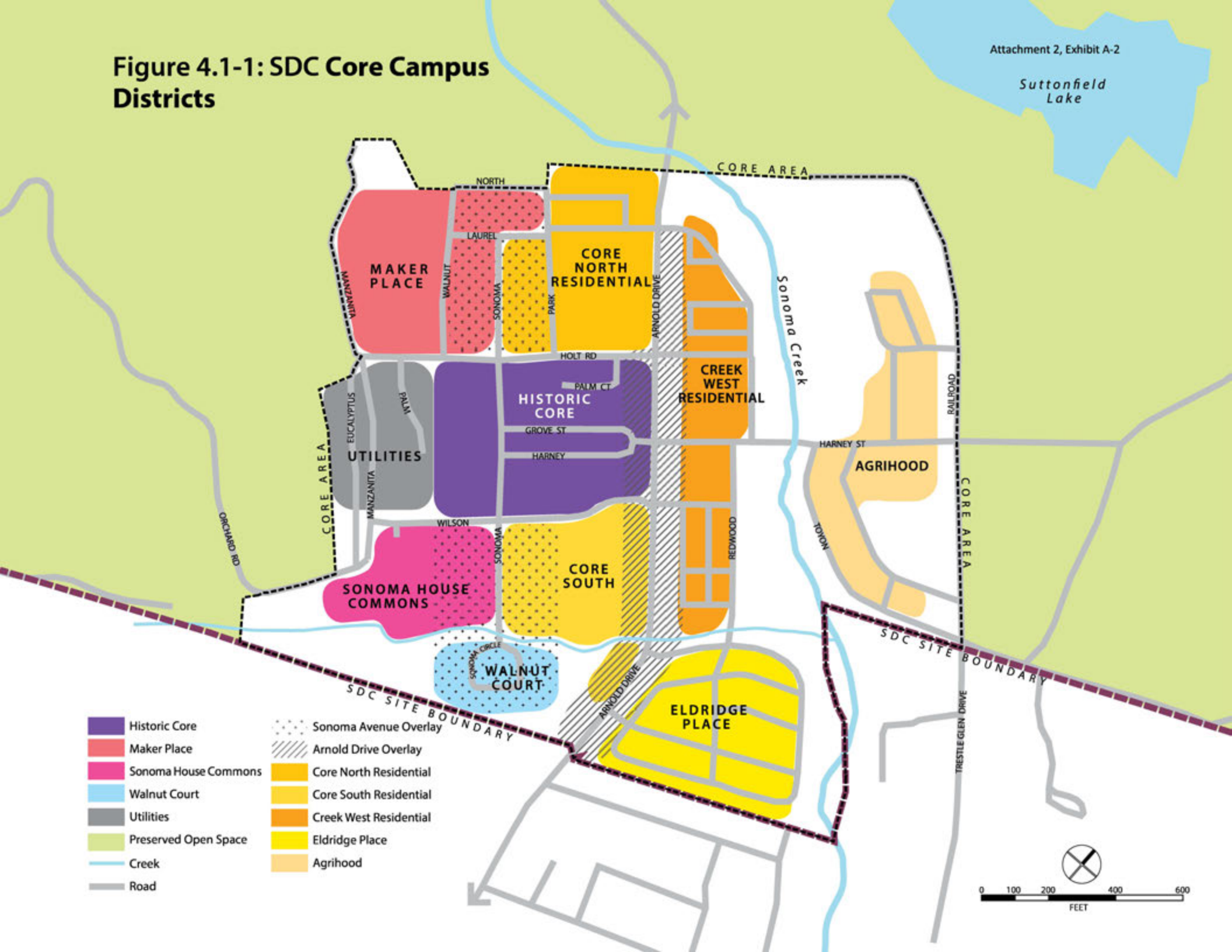


Figure 4.3-1: Historic Assets

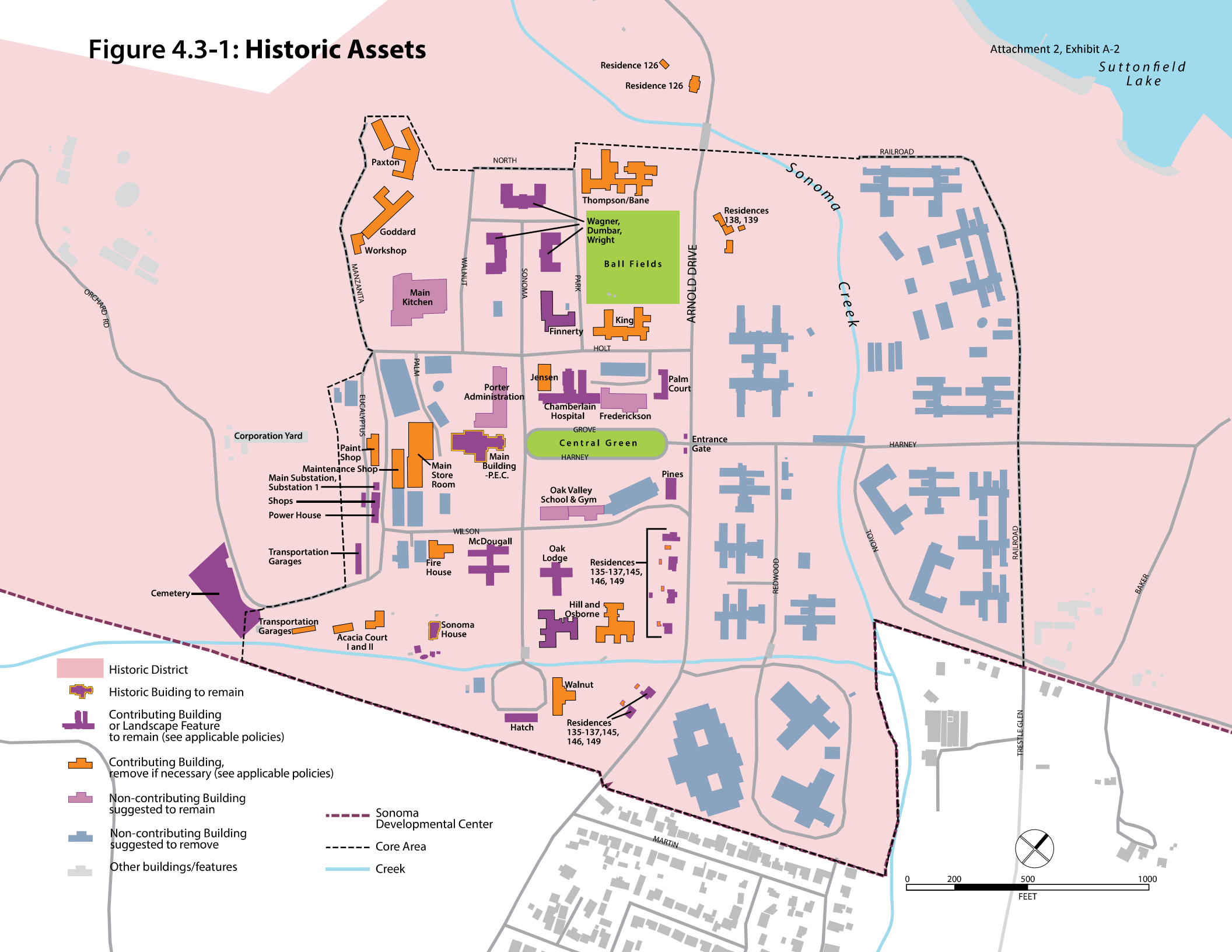
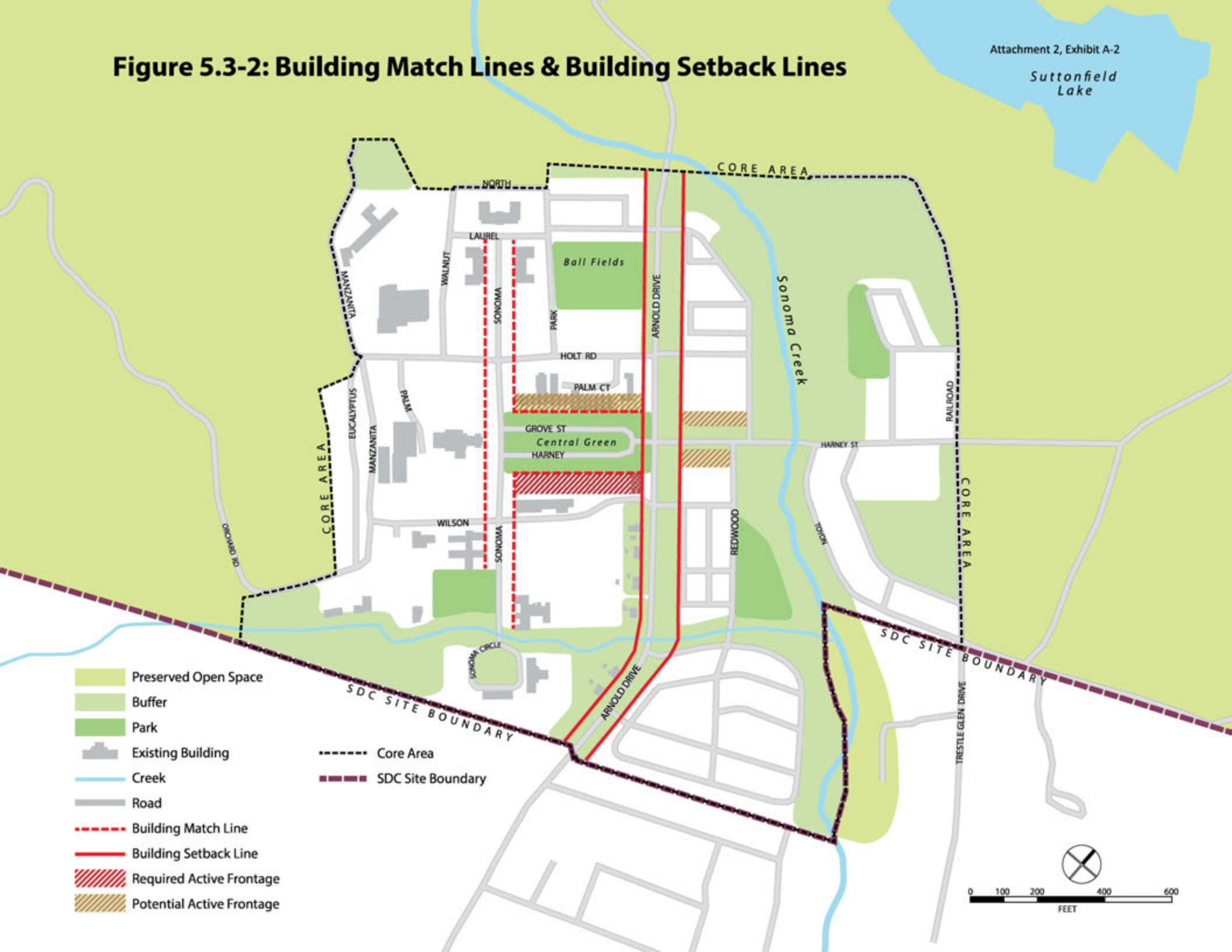
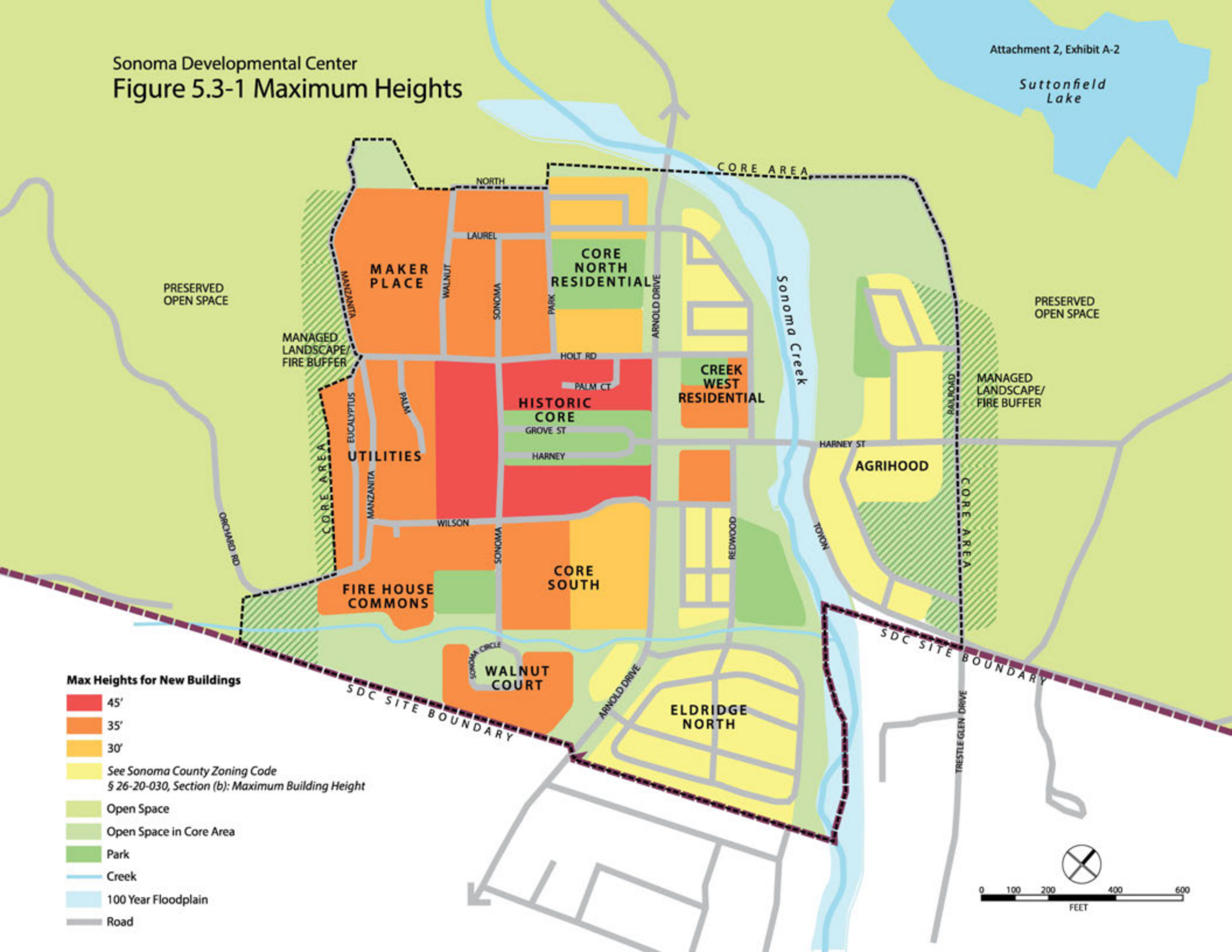


Figure 5.3-2: Building Match Lines & Building Setback Lines



Suttonfield Lake

Sonoma Developmental Center
Figure 5.3-1 Maximum Heights



Suttonfield Lake

Sonoma Developmental Center Land Use

19 acres proposed for
removal from the Core Campus

19 acres proposed for
addition to the Core Campus

Top of Bank (TOB)

50' TOB Buffer

100' TOB Buffer

Low/Medium Density Residential

Medium/Flex Density Residential

Employment Center

Flex Zone

Hotel

Utilities

Institutional



Area proposed for removal
from the Core Campus



Area proposed for addition to
the Core Campus



Preserved Open Space



Buffer Open Space



Park



Existing Building



Creek



Road



Suttonfield Lake

Sonoma Developmental Center Open Space

19 acres proposed for
removal from the Core Campus

19 acres proposed for
addition to the Core Campus

- Top of Bank (TOB)
- 50' TOB Buffer
- 100' TOB Buffer

- Area proposed for removal from the Core Campus
- Area proposed for addition to the Core Campus

- Preserved Open Space
- Buffer Open Space
- Park
- Existing Building
- Creek
- Road

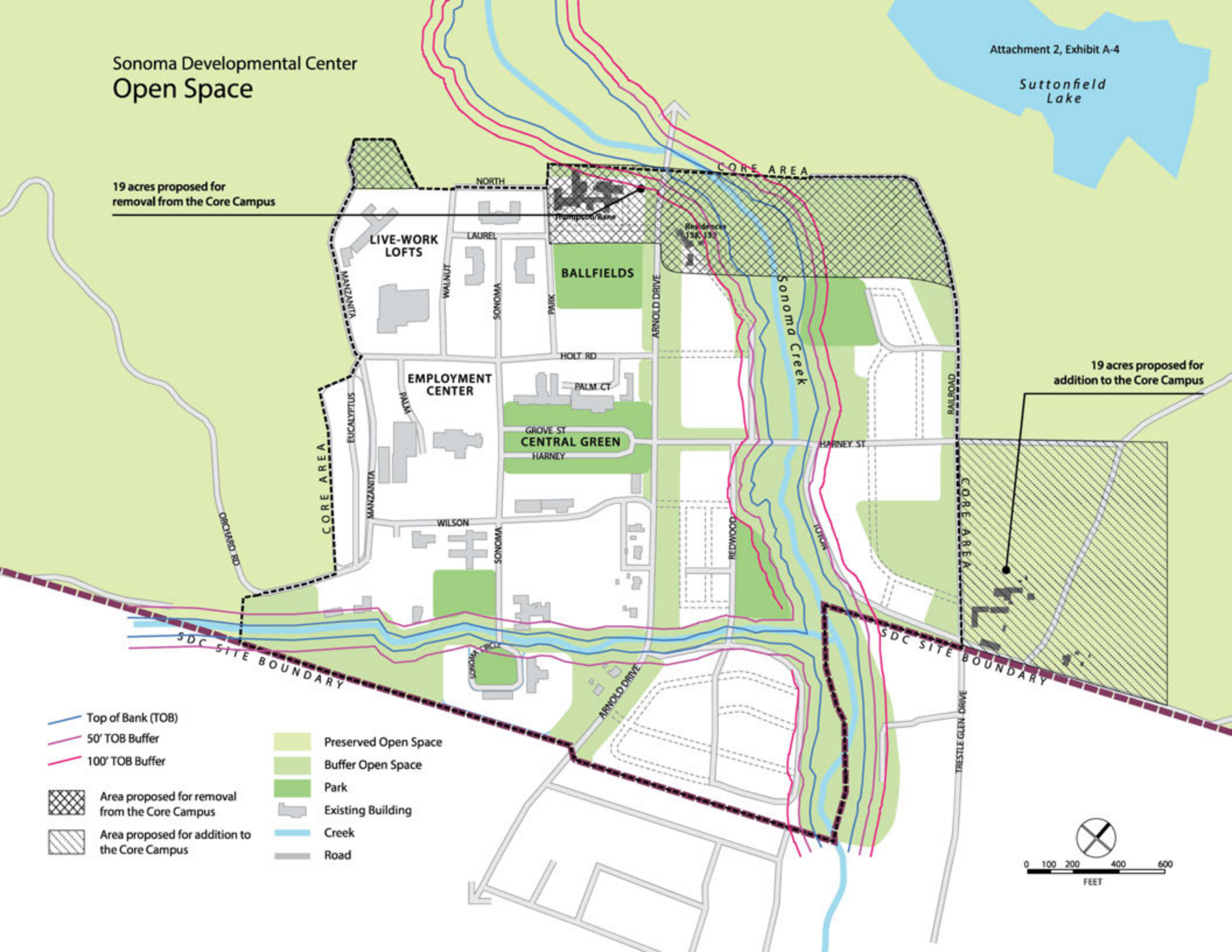


EXHIBIT "B"
GENERAL PLAN AMENDMENTS

General Plan Amendments:

1. A new Policy LU-20mm shall be added to the Land Use Element of the General Plan, following Policy LU-20-II to read as follows:

Policy LU-20mm. All development located on APN Parcel Number: 054-090-001, 054-150-005, 54-150-010, 054-150-013, 054-080-001 shall conform with policies and programs identified in the Sonoma Developmental Center Specific Plan.

2. Figure LU-2i: Land Use Map, Sonoma Valley shall be modified to change the land use designation of the Sonoma Developmental Center site from Public/Quasi Public (P/QP) to Sonoma Developmental Center Specific Plan (SDC) for Core Campus area; expand Urban Service Boundary to include Core Campus west of Arnold Dr. outside the community separator and amend to exclude newly added community separator on the north end of campus.
3. Figure OSRC-5i: Open Space Map, Sonoma Valley shall be modified to expand the community separator to include the area adjacent to the northerly boundary of the Core Campus area.

Sonoma County General Plan 2020

LAND USE ELEMENT

**Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403**

**Adopted by Resolution No. 08-0808
of the Sonoma County Board of Supervisors
September 23, 2008**

**Amended by Resolution No. 08-0956 on November 4, 2008
Amended by Resolution No. 09-0104 on February 3, 2009
Amended by Resolution No. 09-0221 on March 17, 2009
Amended by Resolution No. 09-0008 on December 8, 2009
Amended by Resolution No. 10-0473 on June 08, 2010
Amended by Resolution No. 10-0640 on August 24, 2010
Amended by Resolution No. 10-0799 on November 2, 2010
Amended by Resolution No. 10-0920 on December 14, 2010
Amended by Resolution No. 11-0677 on December 13, 2011
Amended by Resolution No. 12-0513 on October 23, 2012
Amended by Resolution No. 13-0480 on December 3, 2013
Amended by Resolution No. 14-0322 on August 5, 2014
Amended by Resolution No. 16-0283 on August 2, 2016
Amended by Ordinance No. 6186R on December 13, 2016**

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LAND USE ELEMENT

1. INTRODUCTION

1.1 PURPOSE

The Land Use Element provides the distribution, location and extent of uses of land for housing, business, industry, open space, agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other uses. For each appropriate land use category, it includes standards for population density and building intensity.

The Land Use Element and its policies guide growth and the development and use of land through 2020. The County recognizes that the policies of GP 2020 represent a legislative balance between the individual rights of property owners and the health, safety, and welfare of the community at large. Decisions made pursuant to this plan shall further community goals and objectives while not unconstitutionally abridging property rights.

1.2 RELATIONSHIP TO OTHER ELEMENTS

The Land Use Element balances the various goals and objectives of the other elements of GP 2020. The elements are internally consistent because:

- All elements use the same population, housing, and employment projections,
- Policies in the Land Use Element support and are supported by policies stated in the other elements,
- The land use plan maps and the accompanying text represent a consciously selected balance among the various goals and objectives included in all of the elements. Site specific factors may result in less intensive use or lower density than allowed by the land use maps, but a policy in another element should not be used as the sole basis for denial of the designated use or density, and
- Where necessary, policies in other elements are cross referenced.

Other elements such as the Public Safety Element may contain State mandated parts of the Land Use Element. In such cases, the other element is considered to be part of this element.

1.3 SCOPE AND ORGANIZATION

The Land Use Element has four major sections, the countywide land use policy framework, policies for each of the nine planning areas, a Land Use Map for each area, and an implementation program. The Land Use Maps for the nine planning areas are displayed at the end of this Element and are also be available at the PRMD office and website.

The countywide land use policy framework consists of ten general goals with related objectives and policies and descriptions of the land use categories that are applied to the Land Use Maps. It should be noted that the term "permitted uses" as used in the descriptions of the land use categories is intended to mean that such uses are consistent with the purpose of the category. The term does not imply that further discretionary entitlement may not be necessary prior to conduct of such uses.

The general Goals, Objectives, and Policies apply throughout the County and are the basis for the more specific Land Use Policies for the Planning Areas, programs, and Land Use Map designations. Future amendments to the Land Use Element should be reviewed based upon this policy framework and must conform to it.

Specific land use policies and a Land Use Map are included for each of the nine planning areas shown on Figure LU-1. The maps show applicable land use categories and maximum permitted density for each parcel. The maps show residential density as dwellings per acre in urban residential areas and acres per dwelling in other areas.

The Land Use Maps and text must be used together in order to fully understand the policies applicable to any particular situation. The Land Use Maps have been prepared, to the extent possible, using the Goals, Objectives, and Policies of the Land Use and other elements. Plan designations are also based upon an evaluation of natural and cultural characteristics of the lands of Sonoma County as well as the countywide land use policy framework and Land Use Policies for the Planning Areas. However, these analyses were necessarily broad and did not always include a detailed study of the circumstances and environmental constraints of each specific parcel. The County recognizes that future detailed evaluation of specific properties may show that an alternate use is warranted. For this reason, upon proper application, the County will consider amendments to this plan.

In some cases, unincorporated "islands" surrounded by or adjacent to cities are not shown on the Land Use Maps. They are designated as "Rural Residential" with a maximum permitted density of one dwelling per five acres. If any other land areas are not shown on the Land Use Maps or do not have an assigned use category, those land areas shall be "Rural Residential" with a maximum density of one dwelling per ten acres.

Future changes to the Land Use Maps, whether to change the use category or permitted residential density, may be accomplished only through the General Plan amendment process. However, minor technical corrections not involving discretion and necessary to accurately reflect

the intent of the Board of Supervisors in adopting the General Plan may be accomplished without going through the General Plan amendment process. These corrections may be made with the approval of the Board of Supervisors.

Applications for General Plan amendments may be filed with the County. However, if at any time the Director of PRMD determines that the proposed amendment is substantially inconsistent with General Plan Goals, Objectives, or Policies, he or she may submit the application directly to the Planning Commission and Board of Supervisors for immediate review and consideration on policy grounds.

Where parcels that are the subject of a lot line adjustment are located in different land use categories, or other General Plan designations, the following guidelines should be applied:

- If the adjustment significantly changes a General Plan designation, require a concurrent or subsequent filing of a General Plan amendment.
- If the adjustment is clearly minor in nature, it may be determined to be consistent with the General Plan.
- If the adjustment is clearly minor in nature, it may be determined to be consistent with the General Plan.
- If the adjustment is clearly minor in nature, it may be determined to be consistent with the General Plan.

The final part of the Land Use Element is the Implementation Programs. It is intended to include specific measures to bring County land use regulations into conformance with the policies of this plan.

2. COUNTYWIDE LAND USE POLICY FRAMEWORK

2.1 GENERAL GOALS AND POLICIES

The countywide land use policy framework is the basis for the land use element. The eleven general goals relate to:

- Growth projections and growth policy
- City and community centered growth
- Compact city and community boundaries
- Phasing of rural and urban growth with availability of adequate services
- Open space separation between and around cities/communities
- Opportunities for diverse rural and urban residential environments

- Use of environmental suitability criteria to locate and guide urban and rural growth
- Protection of water resources
- Protection of agricultural lands
- Preservation of scenic features and biotic resource areas
- Sustainability

Growth Projections and Growth Policy

As required by California law, the General Plan Land Use Map designates the location and intensity of potential new residential, commercial, industrial and other forms of development in the unincorporated County. Opinions differ on whether General Plan policies should accommodate or attempt to restrain the economic forces that will affect the amount of development potential that is used over the timeframe of the Plan. The demographic and economic projections of GP 2020 represent the County's best effort to forecast the rate and amount of growth in population, housing and employment and its geographic distribution among the nine planning areas.

The main issue in this debate is the extent of development that can occur, while protecting and, where possible, enhancing the quality of life for County residents, and providing necessary public services and infrastructure.

The starting point for GP 2020's growth forecasts was "Projections 2002," prepared by the Association of Bay Area Governments (ABAG) for the Bay Area Region. ABAG's projections use city Urban Service Areas (USAs) as boundaries, therefore unincorporated area projections are for lands outside city USAs. After evaluating the projections and consulting with the county's cities, the following modifications were made:

- **Unincorporated Areas.** Projections of households, household population and total population were reduced in three unincorporated Planning Areas to better reflect development constraints and recent construction trends. The areas and amounts of the reductions are: Russian River (1,060 households), Rohnert Park-Cotati (210 households) and Cloverdale (200 households). ABAG household size and group quarters population projections were not changed. The net reduction in unincorporated population growth resulting from these changes is about 3,400 persons over the 2000-2020 period.
- **Cities.** Projections of households, household population and total population were changed to match city General Plans or estimates in Healdsburg, Santa Rosa, Sebastopol, Rohnert Park and Sonoma.

Population Growth. General Plan population projections for City Urban Service Areas and unincorporated Planning Areas are shown in Table LU-1. In the nine cities, growth is the result of both new residential development and annexations of existing households at the edges of the cities. Net population change in unincorporated areas includes losses due to these annexations as well as growth attributable to new residential development. By 2020, the nine cities are expected to add about 68,350 persons and contain 73% percent of the county's population, compared with 68 percent in 1990. Unincorporated areas are expected to add a net of about 19,100 persons and contain 27% of the county's population, down from 32% in 1990. These trends reflect the city centered growth and development policies of the General Plan. Table LU-2 shows historic and projected annual growth rates for cities and unincorporated areas. Note that the countywide rate of growth slowed between the 1980-90 period and the 1990-2000 period, from 2.62% per year to 1.68% per year. Future rates of growth are projected to decline further over the 2000-2020 period, to 0.88 percent per year, reflecting the gradual absorption of development potential in both city and unincorporated areas.

Demographic Trends. The two most significant demographic trends evident in year 2000 Census data involve race/ethnicity and the age of the County 's population. Table LU-3 shows that the percentage of "Hispanics or Latinos" has doubled, from 6.9% in 1980 to 17.3% in 2000. Other races have also increased their share of total population and there was a corresponding drop in the proportion of "White Non-Hispanic" residents, from 92.8% to 81.6%.

There have also been dramatic changes in the age of the County's population. Table LU-4 shows that between 1990 and 2000, the number of persons aged 18-44 grew by only 2%, compared to 36% over the 1980-90 period. At the same time, the number of persons aged 45-64 grew by nearly 65%, compared to 26% over the 1980-90 period. The number of children up to age 17 grew by only 17% between 1990 and 2000, compared to 22% between 1980 and 1990. These trends were even more pronounced in unincorporated areas, where the population aged 17-44 actually declined by 17% during the 1990-2000 period, while the number of children up to age 17 declined by nearly 3%. These data appear to account for the declining school enrollments observed in some rural unincorporated areas, a trend which can be expected to continue due to the large drop in population among persons in the child bearing years. The trends are likely attributable to pronounced increases in housing costs during the late 1990s, which discourages families with children from living in Sonoma County, particularly in relatively more costly rural areas.

Household and Housing Growth. Overall, Sonoma County and its cities added 58,960 housing units between 1980 and 2000, at an average rate of about 2,950 units per year. By decade, this breaks down to 3,690 per year between 1980 and 1990, and 2,210 units per year between 1990 and 2000. The overwhelming majority of this growth was in cities, where over 90% of all housing units added over the 1990-2000 period were built, including some existing units annexed into cities.

GP 2020 projections forecast household growth of about 38,490 units over the 2000-2020 period, for an average annual growth rate of about 1,920 households per year. Table LU-5 shows that about 80% of this growth is expected to occur within city USAs, with 20% in unincorporated areas outside city USAs. Each household gained will require a new housing unit, which results in a projection of 221,640 total housing units in 2020 with no provision made for units needed to maintain existing vacancy rates. However, in the unincorporated County, the 2000 Census identified 7,815 vacant units, of which nearly 70% were for "seasonal, recreational or occasional use". It is possible that a significant percentage of these units could be converted to year round occupancy by 2020.

Table LU-1 Historic and Projected Annual Population Growth Rates

Area	1980-1990	1990-2000	2000-2020
Sonoma County	2.62%	1.68%	0.88%
All City USAs	3.34%	2.54%	1.29%
Unincorporated Areas Outside City USA's	2.11%	0.67%	0.69%

Another factor affecting unincorporated area growth is the number of lots that are developed through the Certificate of Compliance process. In recent years, recognition of antiquated parcels has at times undermined the General Plan. The County is required to recognize certain lots that have been lawfully created and maintained even though they may conflict with General Plan densities and other policies. The County has had some success in reducing the number of potential lots developed through this process, but generally has been unsuccessful in its continuing efforts to persuade the State legislature to further reduce this problem.

Should actual growth substantially exceed GP 2020 projections, the implementation of Land Use Element policies to manage the rate of growth may be necessary.

Labor Force and Employment. Sonoma County added nearly 102,000 jobs between 1980 and 2000, with the largest gains in the services, wholesale trade, and construction sectors. Table LU-6 shows that ABAG projections forecast a slowing in the rate of job growth to 84,000 over the 2000-2020 period, with the largest gains in the services, wholesale trade and the finance, insurance and real estate sectors.

Most analysts are positive about the county's future, citing its diverse economy, the resilience of the economy during the recessions of the early 1990s and over the 2000-2003 period, its high per capita income and its attractiveness as a tourist destination, due in part to agricultural production. At the present time, the wine making industry may be entering a period of cyclical readjustment due to increased domestic and international competition. However, potential remains for expansion of vineyard acreage beyond the 56,000 acres planted as of 2000. It is projected that an additional 19,000 acres will be planted between 2000 and 2020, with most agricultural employment gains included in the manufacturing sector. This amount of vineyard development yields an average of 950 acres/year, which is significantly lower than the estimated 1971-2001 average of 1,400 acres/year.

The high cost of housing is cited as a possible adverse trend, since a large proportion of future jobs are predicted to be in the relatively low paying services sector. This will mean increased competition for relatively affordable housing units, driving overall prices and rents higher, while encouraging some homeowners, particularly retirees, to cash out their equity and relocate to less expensive markets.

The Land Use Map provides sufficient land designated for commercial and industrial uses to provide sites for the projected levels of job growth. Some residents, however, will continue to work elsewhere in the Bay Area, while at the same time high housing costs may encourage others to live elsewhere while working here. Overall, the net out commute is expected to diminish somewhat, from 24,000 in 2000 to 20,400 in 2020, but it should be noted that these figures represent a balancing between residents who live and work here, residents who commute to other counties, and non residents who commute to jobs in Sonoma County. It also likely reflects an increase in home based businesses, though there are no firm data on trends in this area. The projected 2020 jobs/housing balance is 10% higher than in 2000, reflecting relatively high housing costs requiring two incomes, but also mirroring similar trends at the State and National levels.

The main thrust of the growth debate is the extent of development which can occur without exceeding the carrying capacity of the natural environment, substantially lessening the quality of life for residents, or overloading public services such as roads, sewer and water supply, and criminal justice and public health facilities.

The diversified agricultural industries in Sonoma County will continue to be a major factor in Sonoma County's economy, with increased emphasis placed on the production of value added products, and agricultural tourism. The high cost of land, increased environmental regulations, and low milk prices are key factors which continue to challenge the County's dairy industry. The number of dairies declined over 20% from 152 in 1995/96 to 118 in 2002/03, and only one third of dairy operators responding to a 2002 Economic Development Board industry survey projected long term, continued operations. Diversification and expanded production of higher profit, value added products such as hormone free and organic milk, cheese, and other farmstead products are crucial to the continued viability of the dairy industry and its employment base.

Fruit crops (apples, pears, prunes, and walnuts) have declined steadily since the late 1980s, with a particularly sharp decline in apple production during the 1990s. Simultaneously, however, vineyard acreage has increased steadily from about 33,000 acres in 1990 to about 56,000 acres in 2000, a trend that is expected to continue to a total of about 75,000 acres by 2020. Assuming the average production capacity of wineries remains constant, the additional grape production associated with new vineyards would increase the total number of wineries from about 200 in 2000 to about 300 in 2020, with associated increases in employment.

Vegetable, nursery, and other specialty crop production is generally holding steady, with increased opportunities for employment within the emerging local food processing industry.

According to the Economic Development Board staff, the gross value of Sonoma County's agricultural products is multiplied 1.5 to 2.5 times in the County 's economy. Based on nearly \$585 million of raw products produced in 2000, Sonoma County now has nearly a 1.5 billion dollar agricultural economy. The trend toward added value in all agricultural industries in the County suggests both an expanding dollar base and increasing employment in the County 's agricultural industries, although statistically many of these jobs will not be allocated to this sector of the economy.

Table LU-2 Population Trends and Projections

Planning Area/City Urban Service Areas	1980	1990	2000	Proj 2020	Proj Change 2000-2020
Sonoma Coast Planning Area	5,412	7,370	8,417	11,700	3,283
Cloverdale USA	5,509	5,500	7,052	11,200	4,148
Uninc. Area Outside City USA	3,471	5,348	5,699	7,260	1,561
Cloverdale Planning Area	8,980	10,848	12,751	18,460	5,709
Healdsburg USA	8,422	10,299	11,253	13,160	1,907
Windsor USA	6,160	11,809	22,744	30,300	7,556
Uninc. Area Outside City USAs	4,917	7,247	6,799	8,000	1,201
Healdsburg Planning Area	19,499	29,355	40,796	51,460	10,664
Russian River Planning Area	13,007	15,480	16,462	18,960	2,498
Santa Rosa USA	101,711	134,228	165,849	195,300	29,451
Uninc. Area Outside City USA	21,153	24,714	24,899	28,100	3,201
Santa Rosa Planning Area	122,864	158,942	190,748	223,400	32,652
Sebastopol USA	7,411	7,549	8,108	9,620	1,512
Uninc. Area Outside City USA	16,269	19,365	21,090	22,100	1,010
Sebastopol Planning Area	23,680	26,914	29,198	31,720	2,522
Rohnert Park USA	24,541	36,940	42,236	50,400	8,164
Cotati USA	4,074	6,374	7,279	9,600	2,321
Uninc. Area Outside City USAs	3,149	4,645	4,059	5,040	981
Rohnert Park-Cotati Planning Area	31,764	47,959	53,574	65,040	11,466
Petaluma USA	35,177	44,684	55,743	64,200	8,457
Uninc. Area Outside City USA	9,770	9,591	11,046	12,100	1,054
Petaluma Planning Area	44,947	54,275	66,789	76,300	9,511
Sonoma USA	9,048	8,462	9,754	14,590	4,836
Uninc. Area Outside City USA	20,483	28,617	30,125	34,400	4,275
Sonoma Valley Planning Area	29,531	37,079	39,879	48,990	9,111
City USAs:	202,053	265,845	330,018	398,370	68,352
Percent of Co.Total:	67.4%	68.5%	72.0%	73.0%	78.2%
Uninc. Area Outside City USAs:	97,631	122,377	128,596	147,660	19,064
Percent of Co. Total	32.6%	31.5%	28.0%	27.0%	21.8%
County Totals:	299,684	388,222	458,614	546,030	87,416
Percent of Co. Total	100.0%	100.0%	100.0%	100.0%	100.0%

Sources: U.S. Census, Association of Bay Area Governments (ABAG) and PRMD. Notes: (1) County totals for historical data are from U.S. Census. (2) All historical city data include unincorporated Urban Service Areas (USAs), as estimated by ABAG. (3) Projections for cities reflect General Plans or estimates, and include existing unincorporated USAs. (4) Projections for unincorporated areas are by PRMD, and reflect modifications to ABAG's "Projections 2002." See text for additional explanation.

Table LU-3 Race/Ethnicity Trends, 1980-2000

Race/Ethnicity	1980	1990	2000
Total Population	299,681	388,222	458,614
American Indian, Eskimo, Aleut	1.2%	1.1%	1.2%
Asian or Pacific Islander	1.5%	2.8%	3.3%
Black or African American	1.2%	1.4%	1.4%
White	92.8%	90.6%	81.6%
Some Other Race	3.4%	4.0%	8.4%
Two or More Races	NA	NA	NA
Hispanic or Latino (of any race)	6.9%	10.6%	17.3%
Source: US Census Note: racial/ethnic categories based on US Census terminology. Data on persons of two or more races not available prior to 2000 Census			

Table LU-4 Percent of Change in Population by Age: 1990-2000

Area		0-17	18-44	45-64	65+
Sonoma County:	1980-1990	22.2%	36.0%	26.1%	28.6%
	1990-2000	17.1%	2.0%	64.6%	11.2%
All Cities:	1980-1990	37.7%	55.8%	33.6%	44.9%
	1990-2000	28.8%	13.3%	76.7%	14.3%
Unincorporated Areas	1980-1990	2.5%	11.7%	17.4%	6.1%
	1990-2000	-2.8%	-17.3%	48.9%	5.3%
Source: US Census Note: data based on city limits					

Table LU-5 Household and Housing Projections, 2000-2020

Planning Area/City	Estimated Housing Units 2000	Projected Household Growth 2000-2020	Projected Housing Units 2020	Average Annual Housing Unit Growth
Sonoma Coast Planning Area	6,131	1,377	7,508	69
City of Cloverdale USA	2,782	1,482	4,264	74
Uninc. Area Outside USA	2,222	599	2,821	30
Cloverdale Planning Area	5,004	2,081	7,085	104
City of Healdsburg USA	4,589	699	5,288	35
City of Windsor USA	7,733	2,711	10,444	136
Uninc. Area Outside USA	2,561	480	3,041	24
Healdsburg Planning Area	14,883	3,890	18,773	195
Russian River Planning Area	9,345	998	10,343	50
City of Santa Rosa USA	63,077	15,884	78,961	794
Uninc. Area Outside USA	10,123	1,183	11,306	59
Santa Rosa Planning Area	73,200	17,067	90,267	853
City of Sebastopol USA	3,953	494	4,447	25
Uninc. Area Outside USA	7,962	316	8,278	16
Sebastopol Planning Area	11,915	810	12,725	41
City of Rohnert Park USA	16,013	4,107	20,120	205
City of Cotati USA	3,015	921	3,936	46
Uninc. Area Outside USA	1,621	397	2,018	20
Rohnert Park-Cotati Planning Area	20,649	5,425	26,074	271
City of Petaluma USA	20,754	2,974	23,728	149
Uninc. Area Outside USA	3,752	334	4,086	17
Petaluma Planning Area	24,506	3,308	27,814	165
City of Sonoma USA	4,792	1,871	6,663	94
Uninc. Area Outside USA	12,728	1,660	14,388	83
Sonoma Valley Planning Area	17,520	3,531	21,051	177
County Totals:	183,153	38,487	221,640	1,924
Percent of County Total	100.0%	100.0%	100.0%	100.0%
City USA Totals:	126,708	31,143	157,851	1,557
Percent of County Total	69.2%	80.9%	71.2%	80.9%
Uninc. Area Outside USA Totals:	56,445	7,344	63,789	367
Percent of County Total *	30.8%	19.1%	28.8%	19.1%

Source: US Census, Association of Bay Area Governments (ABAG) and PRMD

* Units include both single family and multi-family units

Table LU-6 Jobs and Employment Trends and Projections

Industry	1980	1990	2000	Projected 2020	Projected Change, 2000-2020
Agriculture, Mining	6,590	7,800	7,840	8,340	500
Construction	6,510	13,200	14,560	20,620	6,060
Manufacturing	17,950	24,210	33,380	41,820	8,440
High Technology	8,580	11,780	16,690	20,910	4,220
Transportation, Comm., Utilities	4,680	7,740	8,000	11,340	3,340
Wholesale Trade	2,930	7,620	7,330	13,940	6,610
Retail Trade	21,690	37,020	38,170	51,780	13,610
Finance, Insurance, Real Estate	6,920	11,730	11,710	16,590	4,880
Services	26,050	50,450	70,570	105,470	34,900
Business Services	4,000	20,460	28,620	42,770	14,150
Government	10,030	10,780	13,660	19,360	5,700
Total Jobs:	103,350	170,550	205,220	289,260	84,040
Employed Residents	131,120	194,390	229,307	309,700	80,393
Implied Out-Commute:	27,770	23,840	24,087	20,440	-3,647
Source: Association of Bay Area Governments Note: High Technology jobs are a component of manufacturing jobs; business service jobs are a component of service jobs.					

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

Community Opportunity Areas. Community Opportunity Areas are areas or communities in the County which are relatively low income and that are or may be underserved by public services and infrastructure.

Community Opportunity Areas include “disadvantaged unincorporated communities” identified under Senate Bill 244, which was passed in 2011 and amended California Government Code Section 56430 (Cortese-Knox-Hertzberg Act) and California Government Code Section 65302.10 (Updating Elements of the General Plan) as well as other opportunity areas. The purpose of SB 244 was to address the complex legal, financial, and political barriers that contribute to inequities and infrastructure deficits within such communities. For example, many communities lack basic public services and infrastructure such as domestic water, sanitary sewer, stormwater drainage, paved streets, sidewalks, and street lights. The lack of investment in these communities can threaten residents’ health and safety and foster economic, social, and educational inequality. Including policies addressing public services and infrastructure in these communities in the long-range planning of a city or county, as required by state law, is expected to result in better and more timely coordination and delivery of services and infrastructure. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

The state law requires cities and counties to amend the Land Use Element of their General Plan regarding Community Opportunity Areas prior to adoption of the next Housing Element by December 2014 (the date by which the Sonoma County Housing Element must be adopted). This General Plan Amendment must: 1) identify the communities; 2) analyze the water, wastewater, stormwater drainage, and structural fire protection service and infrastructure needs of each identified community; and 3) identify financial funding alternatives for the extension of public services and infrastructure to the identified communities. PRMD staff added pedestrian access to the public infrastructure to be analyzed for each community to reflect the Board of Supervisors' goals for healthy and sustainable communities.

The state law requires Local Agency Formation Commissions (LAFCOs) to identify each community that meets all of the following criteria:

1. Contains 10 or more dwelling units in close proximity to one another;
2. Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
3. Has a median household income that is 80 percent or less than the statewide median household income (\$48,706 in 2010).

Sonoma County LAFCO identified seven disadvantaged unincorporated communities which meet the above criteria: Boyes Hot Springs, Glen Ellen, and Temelec (Supervisory District 1) and Cazadero, Guerneville, Monte Rio, and Valley Ford (Supervisory District 5). The boundary of a Community Opportunity Area is equivalent to the "census designated place" for that community, which in all cases is larger than the developed area of the community.

Working with Sonoma County LAFCO, PRMD staff identified Roseland as an additional Community Opportunity Area based on its known public service deficiencies, even though it does not meet the state criteria. Roseland's median household income at \$57,520 is too high to meet criterion 3 above, but if that figure is adjusted to reflect the relatively large average household size in the community (\$15,846), Roseland proves to have the lowest per capita income of the seven Community Opportunity Areas, hence is disadvantaged. Table LU-7 and the paragraphs below provide general information on the Community Opportunity Areas analyzed.

Table LU-7. Some 2010 Census Data for Community Opportunity Areas in Sonoma County, California.

Community Opportunity Area	Square Miles	Population	Median Age (years)	Median Household Income	Average Household Size	Median Household Income Adjusted for Average Household Size (Per Capita Income)
Boyes Hot Springs	1.1	6,656	34.0	\$46,794	2.86	\$16,362
Cazadero	7.1	354	46.7	\$40,938	2.16	\$18,953
Glen Ellen	2.1	784	51.4	\$42,961	2.12	\$20,265
Temelec	1.6	1,441	71.5	\$40,788	1.87	\$21,812
Guerneville	9.9	4,534	48.2	\$39,318	1.95	\$20,163
Monte Rio	2.0	1,152	50.7	\$41,094	1.87	\$21,975
Valley Ford	2.6	147	39.5	N/A	2.58	N/A
Roseland	0.9	6,450	30.2	\$57,520	3.63	\$15,846
* The statewide median household income was \$48,706 in 2010.						

Analysis of Public Services. Below are the criteria developed by PRMD staff to determine whether the water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in each community analyzed are adequate. The lack of urban services in portions of communities not zoned for urban services (i.e., rural areas) - Agriculture and Residential (AR), Rural Residential (RR), Diverse Agriculture (DA), Land Extensive Agriculture (LEA), Land Intensive Agriculture (LIA), Resources and Rural Development (RRD), or TP (Timberland Production) zoning districts – was not considered to be a public service deficiency because urban level services are not appropriate in rural areas.

Water. Water service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Water District or private water company; or 2) a portion of the community is within the service area of a City or County Water District or private water company, and the portion of the community outside the service area is not zoned for urban services.

Wastewater. Wastewater service is considered adequate if it meets one of the following criteria: 1) the entire community is within the service area of a City or County Sanitation District; 2) a portion of the community is within the service area of a City or County Sanitation District; and in the portion outside the service area, there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services; or 3) the entire community is outside the service area of a City or County Sanitation District, and there are no documented problems with failing septic systems, regardless of whether it is zoned for urban services.

Stormwater Drainage. Stormwater drainage is considered adequate if the portion of the community zoned for urban services has stormwater drainage infrastructure needed for urban areas.

Structural Fire Protection. Structural fire protection service is considered adequate if the entire community is within the service area of a City or County Fire Protection District or a volunteer fire department or company.

Pedestrian Access. In unincorporated communities within urban service areas, pedestrian access is considered adequate if pedestrian connections are present among commercial, service, public (such as schools, libraries, etc.), and transit facilities where compatible with community character. Rural areas typically do not have pedestrian access or pedestrian access is often limited which is considered adequate.

Table LU-8 shows the water, wastewater, and structural fire protection districts and adequacy of water, wastewater, and structural fire protection services and stormwater drainage and pedestrian access infrastructure in the Community Opportunity Areas analyzed.

Table LU-8. Summary Analysis of Public Services and Infrastructure in Community Opportunity Areas

Community Opportunity Area	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
Boyes Hot Springs	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority	adequate	<i>may contain deficiencies</i>
Cazadero	adequate Portion - Cazadero Water Company	adequate no Sanitation District	adequate Cazadero Community Services District / Fort Ross Volunteer Fire Department	adequate	adequate
Glen Ellen	adequate Portion - Valley of the Moon Water District	adequate Portion - Sonoma Valley Sanitation District	adequate Glen Ellen Fire Protection District	adequate	<i>may contain deficiencies</i>
Temelec	adequate Valley of the Moon Water District	adequate Sonoma Valley Sanitation District	adequate Sonoma Valley Fire & Rescue Authority / Schell-Vista Fire Protection District	adequate	<i>may contain deficiencies</i>
Guerneville	adequate Portion - Sweetwater	adequate Portion - Russian River	adequate Russian River & Monte Rio Fire	adequate	<i>may contain deficiencies</i>

Community Opportunity Area	Water	Wastewater	Structural Fire Protection	Stormwater Drainage	Pedestrian Access
	Springs Water District	Sanitation District	Protection Districts / County Service Area #40		
Monte Rio	adequate Sweetwater Springs Water District	<i>deficient</i> no Sanitation District	adequate Monte Rio Fire Protection District	adequate	<i>may contain deficiencies</i>
Valley Ford	adequate Valley Ford Water Association	adequate no Sanitation District	adequate Valley Ford Volunteer Fire Company	adequate	adequate
Roseland	adequate Portion - Santa Rosa Utilities Department	adequate Portion - South Park Sanitation District	adequate Santa Rosa Fire Department	adequate	<i>may contain deficiencies</i>

Boyes Hot Springs. Boyes Hot Springs is a small residential community located adjacent to northwest Sonoma and in the part of Sonoma Valley known as "The Springs" that development includes the communities of El Verano, Feters Hot Springs, and Agua Caliente. The Springs Redevelopment Project Area remains one of the least economically developed areas in the County. The economy of Boyes Hot Springs is closely linked to the area's many vineyards and agricultural workers. Land uses in Boyes Hot Springs consist of low and medium density and planned community residential development in the south and east; retail, office, and other commercial uses along State Highway 12; and rural residential and agriculture in the north.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the entire community. The Sonoma Valley Fire & Rescue Authority serves the entire community. The stormwater drainage systems are adequate for the urban and rural areas of the community. Therefore, Boyes Hot Springs does not have water, wastewater, stormwater, or structural fire protection service deficiencies.

The commercial center along State Highway 12 has pedestrian access and is adequate. The urban residential areas of the community either have no pedestrian access, have pedestrian access along some streets, or have pedestrian access along some street segments. The lack of and gaps in pedestrian access in the urban residential areas may be considered deficiencies. The rural areas of the community do not have pedestrian access, typical of rural communities in Sonoma County.

Cazadero. Cazadero is a small town located in Sonoma County's western coast redwood forest. It is situated deep in Austin Canyon, occupying a narrow strip of land along the steep slopes of Austin Creek, which flows southward through the town and ultimately into the Russian River near Duncans Mills. Land uses in the community consist mainly of natural resource lands and timberland east of Austin Creek and on the steep forested slopes west of Cazadero Highway outside of rural residential areas. Rural residential development (originally vacation and now permanent homes) occurs in patches on the east and west sides of the highway. Commercial development and public uses occur on both sides of the highway in and near the center of town.

The private Cazadero Water Company serves a portion of the rural community, and individual on-site wells are the water supply for the remainder of the community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Cazadero Community Service District and Fort Ross Volunteer Fire Department serve the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Cazadero. Cazadero does not have pedestrian access, typical of rural communities in Sonoma County.

Glen Ellen. Glen Ellen is a small village along Arnold Drive west of State Highway 12 located about 6 miles northwest of the city of Sonoma. The relatively low household income reported for Glen Ellen may be a reflection of a combination of the fixed income of its senior residents and the long-term property ownership of many residents.

Land uses in Glen Ellen consist of low density residential development in the far eastern portion; rural residential development and agriculture in the central and western portions; State land in the far western portion; and retail, visitor-serving commercial, and other commercial development along Arnold Drive. About 70 percent of the community is rural with rural residential and agricultural zoning.

The Valley of the Moon Water District and Sonoma Valley Sanitation District serve the urban portion of the community; and individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the rural portion of the community. The Glen Ellen Fire Protection District serves the entire community. The stormwater drainage systems are adequate for the urban and rural portions of the community. Therefore, the community does not have water, wastewater, stormwater or structural fire protection service deficiencies.

The urban residential areas of Glen Ellen do not have pedestrian access. The two downtown commercial centers along Arnold Drive have pedestrian access only in some areas. The rural

areas of Glen Ellen do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the urban residential areas may be considered deficiencies. The gaps in pedestrian access in the downtown commercial centers may be considered deficiencies.

Guerneville. Guerneville is a small summer resort town located adjacent to the Russian River. The community includes the neighborhood of Rio Nido located about 1.3 miles to the east, which consists mainly of summer homes and cabins as well as a bar/restaurant, public pool, small resort hotel, and theatre. Household income in Guerneville is relatively low because a significant number of housing units are used as summer vacation rentals, a large portion of the year-round housing stock is occupied by renters, and employment opportunities are seasonal and limited.

Land uses in the urban area of Guerneville consist mainly of small single-family residential subdivisions interspersed with recreational and visitor-serving commercial uses on both sides of River Road and State Highway 116; local-serving commercial uses concentrated in the blocks leading up to and in the center of Guerneville; and single-family dwellings in Rio Nido and along and near Old Cazadero and Hidden Valley Roads. Outside the urban area are small pockets of rural residential development and agricultural and natural resource lands.

The Sweetwater Springs Water District and Russian River Sanitation District serve the smaller urban portion of the community. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the larger rural portion of the community. The Russian River Fire Protection District, County Service Area #40, and Monte Rio Fire Protection District serve the entire community. The stormwater drainage systems in the rural and urban portions of Guerneville are adequate. Therefore, the community does not have water, wastewater, stormwater or structural fire protection service deficiencies.

The downtown commercial center has pedestrian access - along both sides of State Highway 116 through downtown Guerneville from the intersection with River Road on the east and Brookside Lane on the west; and along both sides of the streets parallel and perpendicular to the highway, with gaps along some street segments. The rural areas of Guerneville do not have pedestrian access, typical of rural communities in Sonoma County. The urban residential areas of the community lack pedestrian access. The lack of pedestrian access in the urban residential areas may be considered deficiencies. The gaps in pedestrian access in the downtown commercial center may be considered deficiencies.

Monte Rio. Monte Rio is a small residential community that also serves as a summer resort located adjacent to the Russian River four miles west of Guerneville. Household income in Monte Rio is relatively low for many of the same reasons attributed to Guerneville.

Land uses in Monte Rio consist of small rural residential subdivisions off State Highway 116 and off Moscow and River Roads across the river; recreation and visitor-serving and local commercial development interspersed with rural residential parcels along both sides of State Highway 116 in the center of town (between B and F Streets) and across the river along Main Street from the

Monte Rio Bridge to the intersection with Moscow Road; and natural resource land or timberland beyond the subdivisions. The larger commercial area along State Highway 116 consists of a small resort with cabins, convenience store/deli, small market, restaurant, small movie theatre, community hall/theatre, and church. The smaller commercial area along Main Street consists of a small market and bar.

The Sweetwater Springs Water District and the Monte Rio Fire Protection District serve the entire community. Therefore, Monte Rio does not have water or structural fire protection deficiencies. The stormwater drainage system is adequate for rural Monte Rio.

Monte Rio has a wastewater service deficiency. Wastewater treatment and disposal for the entire rural community is by individual on-site septic systems. The lack of sewer service within and outside of the Urban Service Area would be considered a public service deficiency, even in rural residential subdivisions, because septic systems are not functioning properly or are failing, degrading water quality in the lower Russian River.

In 1996 the Board of Supervisors directed PRMD to work with the Monte Rio community to resolve septic system problems and assess wastewater treatment and disposal options to improve water quality in the in the lower Russian River, a portion of which is designated "impaired" for pathogens under Section 303(d) of the Clean Water Act. In 1997 a consultant was retained to provide preliminary engineering and an environmental feasibility study. In 2000 the Board of Supervisors approved the Final EIR and approved the Monte Rio Community Wastewater Project. In 2003 an Assessment District was created, and property owners within the Zone approved annual sewer rates for the project. Due to the increased demand for construction materials and other construction-related resources, construction costs in general had increased significantly since the Assessment District was created. In January 2008 the Board of Supervisors terminated the Monte Rio Community Wastewater Project because the cost to construct the project had exceeded the ability of various funding sources to pay for it. The provision of wastewater service remains a deficiency in Monte Rio.

The larger of the two commercial areas in Monte Rio does not have pedestrian access. The smaller commercial area contains pedestrian access in front of two properties. The rural areas of Monte Rio do not have pedestrian access, typical of rural communities in Sonoma County. The lack of and gaps in pedestrian access in the small commercial areas of Monte Rio may be considered deficiencies.

Temelec. Temelec is a retirement community consisting of four major subdivisions of single family homes located about 3 miles southwest of the City of Sonoma. The Temelec subdivision contains 325 homes built between 1964 and 1974 and sits on land that was originally part of the Temelec Estate, established in 1858 by frontiersman and Bear Flag revolutionary Granville Swift. The Creekside Village subdivision contains 313 homes built between 1981 and 1989, the Chantarelle subdivision contains 122 homes built in 1989, and the Country Meadows subdivision contains 31 homes built in the 1990s. About 75 percent of the community lies outside of the Temelec subdivisions; this portion of the community is rural and agricultural and consists of

vineyard in the west and rural residential and public golf course in the southeast. The relatively low household income reported for Temelec is likely based on the fixed income of its seniors.

The entire community is served by the Valley of the Moon Water District. The Temelec subdivisions are served by the Sonoma Valley Sanitation District, and individual on-site septic systems provide wastewater treatment and disposal in the rural area of the community outside the subdivisions. The Sonoma Valley Fire & Rescue Authority and Schell-Vista Fire Protection District provide structural fire protection service to the entire community. The stormwater drainage systems are adequate for the urban and rural areas of the community. Therefore, the community does not have water, wastewater, stormwater, or structural fire protection service deficiencies.

All of the Temelec subdivisions except one have pedestrian access on both sides of the street. The subdivision of mobile/manufactured homes in the southwest corner does not have pedestrian access except along the west side of Bear Flag Road. The rural areas of Temelec do not have pedestrian access, typical of rural communities in Sonoma County. The lack of pedestrian access in the southwest subdivision may be considered a deficiency.

Valley Ford. Valley Ford is a small dairy ranching community located about 5 miles from the Pacific Ocean. Land uses in Valley Ford consist of a commercial area and rural residential development in the center of the small town, surrounded by dairy ranches. The small commercial area consists of a hotel, small market, seafood market, café, restaurant, and gift shop.

The private Valley Ford Water Association provides water service to a portion of the community, and individual on-site wells are the water supply for the remainder of the rural community. Individual on-site septic systems provide wastewater treatment and disposal in the entire rural community. The Valley Ford Volunteer Fire Company provides structural fire protection service to the entire community. Therefore, the community does not have water, wastewater, or structural fire protection service deficiencies. The stormwater drainage system is adequate for rural Valley Ford.

The small commercial area in the center and other areas of the rural community do not have pedestrian access, typical of rural communities in Sonoma County.

Roseland. Roseland is a County island in the southwest area of Santa Rosa and is the largest in size and population of the unincorporated urban "islands" that are either completely or substantially surrounded by the City. The southwest area is one of the most populated areas per square mile in Santa Rosa and is home to a large low-income, multi-cultural community.

The Santa Rosa Utilities Department and the South Park Sanitation District serve the urban portion of the community through a County-City agreement. Individual on-site wells and septic systems are the water supply and wastewater treatment and disposal, respectively, in the smaller rural portion of the community. The Santa Rosa Fire Department provides structural fire

protection service to the entire community. Therefore, Roseland does not have water, wastewater, or structural fire protection service deficiencies.

The stormwater drainage systems are adequate for the urban and rural areas of the community. The urban residential areas have pedestrian access, with the exception of the areas along Barham Avenue; Burbank Avenue; Iron Horse Way; James Court; Metaxa Court; Rose Avenue; and along segments of Corby Avenue, Gloria Drive, Kenmore Lane, Naify Lane, Joe Rodota Trail, Roseland Avenue, Sugar Bear Lane, Sunset Avenue, and Valerie Way. Along some roads there are gaps in pedestrian access due to private landscaping that has been established up to the road. In some areas the pedestrian accessways are in poor to very poor condition. The commercial center along Sebastopol Road has pedestrian access. The rural areas of Roseland do not have pedestrian access, typical of rural communities in Sonoma County. The lack of, gaps in, and poor condition of pedestrian access in some of the community's urban residential areas may be considered deficiencies.

GOAL LU-1: **Accommodate Sonoma County's fair share of future growth in the San Francisco Bay Area region as shown on Tables LU-2 and LU-5 in a manner consistent with environmental constraints, maintenance of the high quality of life enjoyed by existing residents, and the capacities of public facilities and services. Achieve a desirable balance between job opportunities and population growth.**

Objective LU-1.1: Correlate development authorized by the Land Use Plan with projected population and employment growth as shown on Tables LU-2 and LU-5. Provide an adequate but not excessive supply of residential, commercial and industrial lands to accommodate this projected growth, taking into account projected city annexations.

Objective LU-1.2: Encourage the major share of commercial and industrial growth in the cities but accommodate a limited amount of this growth in unincorporated communities with urban services.*

Objective LU-1.3: Designate lands within the various land use categories to make available residential and employment opportunities and to achieve a balance between job opportunities and population growth countywide, subject to any constraints of environmental suitability, protection of agriculture and other resource protection, and availability of public services.

Objective LU-1.4: Reduce potential development resulting from the resurrection and subsequent adjustment of parcels that are inconsistent with the General Plan.

- Objective LU-1.5:** Review annually the status of the General Plan and its implementation programs.
- Objective LU-1.6:** Monitor representative demographic, economic, social, and environmental indicators that can be used to track the state of the County. Periodically review these monitoring results to assess the quality of life and environmental condition of the County.
- Objective LU-1.7:** Work collaboratively with Tribal Governments within Sonoma County regarding land uses on tribal trust land to ensure consistency with the General Plan and compatibility with surrounding areas.

The following policies, in addition to the Land Use Maps, shall be used to achieve these objectives:

Policy LU-1a: This plan has relied extensively upon policies and designations set forth in previous Specific Plans and Area Plans. The County shall continue to use the following selected Specific Plans and Area Plans to implement this plan. A Specific or Area Plan may establish more detailed policies affecting proposed development, but may not include policies that are in conflict with the General Plan. In any case where there appears to be a conflict between the General Plan and any Specific or Area Plan, the more restrictive policy or standard shall apply.

- (1) Airport/Industrial Specific Plan
- (2) South Santa Rosa Area Plan
- (3) Bennett Valley Area Plan
- (4) Sonoma Mountain Area Plan
- (5) West Petaluma Area Plan
- (6) Petaluma Dairy Belt Area Plan
- (7) Penngrove Area Plan
- (8) Franz Valley Area Plan

The following plans shall be repealed, but development guidelines contained therein shall be reviewed and updated and considered for adoption as "Local Area Development Guidelines", provided that they are consistent with the General Plan. Until such a time that these guidelines are adopted, any policies contained in these plans shall continue to apply provided they are consistent with the General Plan:

- (1) North Santa Rosa Plan
- (2) West Santa Rosa Plan
- (3) North Sonoma Valley Plan
- (4) South Sonoma Areas I and II
- (5) Lower River Plan
- (6) Hessel Plan
- (7) Russian River Plan
- (8) West Sebastopol Plan

The Sonoma County Local Coastal Plan is the policy document that guides land use and development in the Coastal Zone. The Local Coastal Plan is intended to be a standalone policy document that integrates the appropriate General Plan goals, objectives, and policies with those necessary to comply with the California Coastal Act.

Policy LU-1b: Periodically review population and economic growth projections. Work with ABAG, neighboring counties, and/or other appropriate agencies to achieve agreement over future growth projections and housing needs in the unincorporated County area. Continue to work with the Cities to achieve consensus on projections in the Sonoma County subregion.*

Policy LU-1c: Establish a growth monitoring system which measures the amount of building activity within the major use categories for each of the nine planning areas and for lands within the boundaries of each Urban Service Area.

Policy LU-1d: Prepare an Annual Report on the status of the General Plan in accordance with State law.

Policy LU-1e: At the beginning of each fiscal year, evaluate all General Plan implementation programs in progress and adopt a work plan prioritizing future programs for completion.

Policy LU-1f: Establish a program, under County direction, to monitor quantifiable demographic, economic, social, and environmental indicators in order to measure the quality of life and environmental condition of the County. Program activities should include:

- (1) The seeking of funding to establish and maintain the indicators program,
- (2) The establishment of broad based baseline measurements of social, economic, and environmental parameters against which to measure future changes,

- (3) The identification and measurement of indicators at a regular interval not to exceed five years,
- (4) The establishment of thresholds and limits by which to assess indicator changes and trends, and
- (5) The evaluation and reporting of trends in these indicators over time to assess the quality of life and environmental state of the County.*

Policy LU-1g: If necessary, use zoning to regulate the timing of development to assure a desirable balance between jobs and population. Zoning may authorize a lower development potential than that allowed by the Land Use Maps.*

Policy LU-1h: Evaluate Land Use Plan amendments subject to:

- (1) constraints of environmental suitability,
- (2) protection of agriculture,
- (3) availability of public services,
- (4) the County projected population and employment levels,
- (5) the need for workforce housing, and
- (6) other plan goals, objectives, and policies.

Policy LU-1i: In the event that the monitoring programs show inadequate public services for planned growth or that planned growth significantly exceeds the County total unincorporated area projections in Tables LU-2, LU-5, or LU-6 and identified in the GP 2020 Final EIR, consider moratoria on development entitlements, permit allocations or other growth management measures.*

Policy LU-1j: The County may prepare Local Area Development Guidelines in additional areas of the County as authorized by the Board of Supervisors. These guidelines will contain area boundaries, and concise core development policies and/or standards to be considered in the review and approval of new development.

Policy LU-1k: Encourage and participate in any State legislative efforts to reduce the potential for resurrection of older substandard lots.

Policy LU-1l: Pursue the merger of substandard lots consistent with the limits of State law. Prioritize the establishment of merger requirements of parcels that do not meet minimum development standards for sewage disposal, domestic water supply, legal access, slope stability

and development within the 100 year flood zone or are located in marginal groundwater availability areas, designated or restricted open space lands, agriculture preserve lands, timberlands, mineral resource areas, environmentally threatened areas, and the Coastal Zone.

Policy LU-1m: Amend the appropriate County codes to define lot line adjustments that can be processed administratively and those that require a public hearing. Revise the approval criteria and/or standards for those lot line adjustments.

Policy LU-1n: Establish guidelines and criteria which would initiate merger proceedings for lots less than ten acres in a prime Agriculture Preserve or forty acres in a non prime Agriculture Preserve.

Policy LU-1o: Amend the Agriculture Preserve Guidelines so that Certificate of Compliance applications that would resurrect substandard parcels within contracted areas are considered incompatible uses.

Policy LU-1p: Work with the County Assessor to map all legal lots recognized by Certificates of Compliance.

Policy LU-1q: Pursue legally enforceable government-to-government agreements with tribes and work collaboratively to ensure development on tribal trust land is compatible with the surrounding area, and that social, economic, and environmental impacts are mitigated.

Policy LU-1r: Recognizing the County's General Plan and zoning are not applicable on tribal trust lands, encourage tribes to consult with the County on a government to government basis to develop mutually compatible land uses, considering both County and tribal General Plans, with particular focus on areas of joint interest and boundaries.

City and Community Centered Growth

Generally, concentrated growth allows greater efficiency and economy in providing public services, conserves agriculture and resource lands, preserves the rural character desired by many of the County's residents, and can provide more affordable housing. However, it may add to traffic congestion in some areas and may limit rural living opportunities.



In 2000, about 72 percent of the County's population (330,018) lived in the nine City Urban Service Areas (USA) and the remaining 28% (128,596 people) lived in the unincorporated area outside of the City USAs. The Cities' USA population is predicted to increase to 398,370 by

2020, or 73 percent of the County total, with the remaining 147,660 people outside the City USAs.

The Land Use and Housing Elements reinforce city and community centered population growth patterns by reserving the residential lands in Urban Service Areas for more affordable, higher-density types of housing. Lower density, market rate housing is primarily accommodated on residential lands within the remainder of the County where urban services are not available.

The Housing Element plays an important role in the success of city and community centered growth policies, particularly by supporting affordable worker housing through mixed use, higher density and second units in urban areas. It also promotes the production of housing necessary to accommodate the projected population growth, the location of housing near transit, and encourages the retention and development of housing that meets the needs of very low, low, and moderate income households, as well as population groups with special needs.

To make community centered growth successful in the unincorporated area, adequate sewer and water service capacities are essential. Yet, many of the systems are operated by small districts without adequate funding for system improvements or long term operation and maintenance. As a result, the capacity to accommodate planned growth in some communities is not assured. The Public Facilities and Services Element discusses this issue in more detail. The Land Use Element has identified cities and selected unincorporated communities for housing opportunities and future growth based in part upon available sewer and water capacities as well as the availability of other public infrastructure.

- GOAL LU-2:** **Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities.***
- Objective LU-2.1:** Accommodate a population increase of about 19,064 residents over the 2000 baseline in the unincorporated areas outside of the designated Urban Service Areas.
- Objective LU-2.2:** Allocate the largest portion of unincorporated area growth to communities with public sewer and water services.*
- Objective LU-2.3:** Limit the amount of population growth and development in rural portions of the County outside of the cities and the unincorporated communities.*
- Objective LU-2.4:** Coordinate with the cities and neighboring counties to maximize cooperative planning and implementation of the General Plan.

Objective LU-2.5: Provide sufficient opportunities for higher density housing within the Urban Service Areas to accommodate the population growth quantified in the Housing Element Objectives for lower and moderate income units.*

The following policies, in addition to those in the Housing and Public Facilities and Services Elements, shall be used to achieve these objectives:

Policy LU-2a: Maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density in rural areas if residential holding capacity exceeds projected growth, recognizing that future development may not always use 100% of the capacity of all parcels.*

Policy LU-2b: Evaluate all public or private projects within the cities and contiguous counties that could affect the unincorporated area for consistency with GP 2020. Inform the Board of any project that may be inconsistent with GP 2020. Work with the applicable city to resolve any inconsistencies in a manner that is consistent with GP 2020.*

Policy LU-2c: Encourage the retention and production of diverse types of housing within Urban Service Areas in order to provide adequate housing choices for current and future residents.

Policy LU-2d: Inventory, conserve and increase the amount and type of housing that accommodates those with special housing needs. Populations needing special types of housing include farm employees, the terminally ill, mentally disabled, handicapped people, abused spouses and children, and the homeless.*

Compact City and Community Boundaries

Sprawling development generally results in more costly public services. Compact city and community boundaries provide a more efficient development pattern and lower these costs. However, while higher densities may reduce the amount of land needed for development, residents may feel that they adversely affect the quality of life in existing neighborhoods. The density of development at the urban fringe is also a concern. Therefore, two approaches are used. One approach, called "feathering", gradually reduces density as a transition between urban and rural areas. Another approach, "holding zones", maintains low density next to the urban boundary to reserve land for more efficient future urban development.

GOAL LU-3:* **Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.**

Objective LU-3.1: Identify expansion area boundaries for the nine cities and for Urban

Service Areas in selected unincorporated communities so that the Local Agency Formation Commission (LAFCO) may consider them when adopting, amending, or updating spheres of influence.

Objective LU-3.2: Provide enough land for the expansion of cities and unincorporated Urban Service Areas to accommodate, but not substantially exceed, the projected urban growth. Lands planned for urban development in each planning area are shown on the Land Use Maps.

Objective LU-3.3: Encourage "infill" development within the expansion areas of the cities and unincorporated communities.

The following policies, in addition to those of the Public Facilities and Services Element, shall be used to achieve these objectives:

Policy LU-3a: Submit a report to LAFCO on General Plan consistency when it is considering a proposal to adopt, amend, or update a sphere of influence for a city or for a special district not governed by the Board of Supervisors.*

Policy LU-3b: In designated Urban Service Areas, maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density if residential holding capacity exceeds projected growth, recognizing that future development may not use 100% of the capacity of all parcels.*

Policy LU-3c: Avoid urban sprawl by limiting extension of sewer or water services outside of designated Urban Service Areas pursuant to the policies of the Public Facilities and Services Element.*

Policy LU-3d: Maintain a 10 acre or lower density in areas just outside designated Urban Service Boundaries. Where the Land Use Map indicates a higher density in such an area, avoid further density increases.*

Policy LU-3e: Until December 31, 2036, the boundaries of Urban Service Areas of unincorporated communities as shown on the Land Use Maps shall not be amended to include lands within Community Separators as shown on the Open Space Maps unless such amendment is approved by the voters of Sonoma County.

For the purposes of this policy, approval by the voters of Sonoma County shall be accomplished when a general plan amendment is placed on the ballot through any procedure provided for in the Elections Code, and a majority of the voters vote in favor of it. The Board of Supervisors may adopt the general plan amendment prior to securing the approval of the voters of Sonoma County; provided, however, that whenever the Board of Supervisors adopts an amendment requiring approval of the voters of Sonoma County pursuant to the provisions of this policy, the Board action shall have no effect until after such a vote is held and a majority of the voters vote

in favor of it. The Board of Supervisors shall follow the provisions of the Elections Code in all manners pertaining to such an election.

Phasing of Rural and Urban Growth with Availability of Adequate Public Services

If public services and facilities do not keep pace with development, the quality of service may deteriorate, adversely affecting the quality of life for existing residents. These services include roadways, law enforcement, fire protection, water, sewer, parks, mental and physical health facilities, etc.

In recent years, service expansion costs have been paid primarily by new, rather than existing, development. However, a requirement that all services be in place prior to approval of new development might unduly slow new construction. Since adequate public services are essential to existing and new residents, this element establishes policies that correlate growth and services and that phase development with provision of services.

The Land Use Maps and text designate a number of locations where zoning will be more restrictive (allow less development) than the land use designation. Typically, this circumstance occurs within expansion areas of cities or where urban services will not be available until annexation by the applicable city. In these cases, zoning is used to limit development pending annexation.

Similarly, use of this technique might be applicable to lands under Williamson Act Contracts, lands that are subject to service constraints such as sewer or water moratoria, or traffic congestion, and lands subject to policies that exclude ancillary uses such as mobile homes, or second units.

GOAL LU-4: **Maintain adequate public services in both rural and Urban Service Areas to accommodate projected growth. Authorize additional development only when it is clear that a funding plan or mechanism is in place to provide needed services in a timely manner.**

Objective LU-4.1: Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.

Objective LU-4.2: Evaluate the need for and cost of providing social, criminal justice, mental and physical health and other similar services.

Objective LU-4.3: Maintain acceptable levels of service on roadway segments and intersections as provided in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element.

Objective LU-4.4: Correlate new development with roadway improvements necessary to maintain the countywide levels of service set forth in Objective LU-4.3.

The following policies, in addition to those included in the Public Facilities and Services and Circulation and Transit Elements, shall be used to achieve these objectives:

Policy LU-4a: If necessary, use zoning to assure that development shall occur only if public services are adequate or improvements are made to maintain an acceptable level of service. One such method could involve the use of "dual zoning" which would specify zoning with services and zoning without services.*

Policy LU-4b: Use the levels of service in Objectives CT-4.1, CT-4.2, and CT-4.3 of the Circulation and Transit Element to determine whether or not congestion is exceeding the desired level of service on County roadway segments. Use area and/or project traffic analyses to determine whether intersection impacts or other localized congestion may also affect these desired levels of service.*

Policy LU-4c: Assure that new development occurs only when it conforms to Policies CT-5f and CT-5g of the Circulation and Transit Element.*

Policy LU-4d: Assure that physical services and infrastructure will accommodate the projected amount of growth authorized by the Land Use Element. Prepare facility master plans or equivalent documentation based upon the holding capacity of the land use plan plus generally accepted engineering contingency factors. Periodically, but no less than every 5 years, assess the status of public services in relation to growth. Encourage public facilities planning and design beyond the 2020 horizon if the additional capacity does not induce increased pressure for population or employment growth in excess of that projected in the Land Use Plan. Facility plans shall clearly delineate the portion of capacity allocated to growth after 2020. Work with the cities, and, where applicable, other counties to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that development within cities pay its fair share toward provision of these services.*

Policy LU-4e: Prepare a social and administrative services master plan, which sets forth the projected countywide needs for these services and costs. Work with the cities to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.

Policy LU-4f: Assure that new development contributes its fair share toward provision of the public services and infrastructure needed for projected growth.*

Policy LU-4g: Work with the Monte Rio community to explore potential funding mechanisms and grant and loan programs for the provision of wastewater treatment and disposal in Monte Rio. Evaluate the following potential grant and loan programs to plan and fund wastewater improvements:

1. Clean Water State Revolving Fund (CWSRF) Program and Hardship Grants Programs for Rural Communities of the U.S. Environmental Protection Agency;
2. Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development;
3. Water and Waste Disposal (WWD) Program of the U.S. Department of Agriculture's Rural Utilities Service;
4. Economic Development Administration (EDA) Grants for Public Works and Development Facilities of the U.S. Department of Commerce; and
5. Rural Community Assistance Program (RCAP) loans.

Policy LU-4h: As LAFCO identifies "disadvantaged unincorporated communities", continue to identify and evaluate public service and infrastructure deficiencies in these communities; and identify and evaluate potential funding mechanisms and sources to provide the needed services and infrastructure.

Policy LU-4i: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of unincorporated islands in the southwest area, such as the community of Roseland, within its Urban Growth Boundary by 2018.

Policy LU-4j: Consider installing bollard lights, installing emergency call boxes, and establishing police patrolling along the Joe Rodota Trail to increase safety for commuters and other users.

Policy LU-4k: Extension of water, sewer, or fire protection services to a Community Opportunity Area which has public service and infrastructure deficiencies shall comply with policies of the Public Facilities and Services Element for water, sewer, and fire protection services; and policies of the Land Use Element for compact city and community boundaries.

Policy LU-4l: Consider construction of pedestrian access, pathways, and streetlights in some Community Opportunity Areas which may be deficient in such infrastructure, particularly Boyes Hot Springs, Glen Ellen, Guerneville, Monte Rio, and Roseland. Involve the residents of the

communities in planning for pedestrian access, pathway, and streetlight location, design, and funding.

Policy LU-4m: Pursue funding for new pedestrian access infrastructure and pathways in Community Opportunity Areas under the Sonoma County Safe Routes to School program.

Policy LU-4n: Coordinate with the Sonoma County Department of Transportation and Public Works, Sonoma County Bicycle Coalition, Sonoma County Department of Health Services, and Sonoma County Transportation Authority in implementing the Safe Routes to School program on County roads, including incorporating bike lanes, pathways separated from roads, and other types of safe routes to school.

Policy LU-4o: Work with Caltrans to improve safety for pedestrians and bicyclists along State highways.

Policy LU-4p: Consider establishing a Lighting Assessment District to provide streetlights in Community Opportunity Areas deficient in streetlights.

Policy LU-4q: Require pedestrian access infrastructure and streetlights in new development proposed within the Urban Service Area of a Community Opportunity Area where compatible with community character.

Open Space Separation Between and Around Cities/Communities

Community identity is an important aspect of the quality of life for many of the county's residents. Large, continuous areas of urban development where one city or community merges with another without visual relief may detract from this identity. Containment of urban areas is also important in maintaining compact city and community boundaries. On the other hand, property owners often consider areas between and around cities and communities to be prime land for development. The Land Use Element designates these important lands and establishes policies consistent with the Open Space and Resource Conservation Element to reserve them between and around cities and communities. These designations and policies have been strongly supported by County and City decision makers and have been reinforced by the passage of two ballot measures that require voter approval prior to any significant change in their status.

GOAL LU-5: **Identify important open space areas between and around the county's cities and communities. Maintain them in a largely open or natural character with low intensities of development.**

Objective LU-5.1: Retain low intensities of use in Community Separators between and around cities and communities as designated in the Open Space and Resource Conservation Element.

Objective LU-5.2: Encourage formation of programs to preserve the visual and scenic character of Community Separators.

The following policies, in addition to those in the Open Space and Resource Conservation Element, shall be used to achieve these objectives:

Policy LU-5a: The County shall neither approve extension of sewer service into any Community Separator nor approve connection of any lot in a Community Separator to existing sewer service except as allowed by the policies of the Public Facilities and Services Element.

Policy LU-5b: Avoid commercial and industrial land uses in Community Separators. Allow the full range of uses allowed in the agricultural and resource categories.*

Policy LU-5c: Consider amendments for outdoor recreational or other uses with a low intensity of structures only in those Community Separators along the 101 Corridor and only where the amendment conforms to the provisions of the voter-approved Community Separators Protection Ordinance.

Policy LU-5d: Decisions regarding the extent of land area or the use of property designated as Community Separator shall conform to the voter-approved Community Separators Protection Ordinance.

Policy LU-5e: Avoid amendments to increase residential density in Community Separators, since these densities were established based upon the policies set forth in other elements of this plan as well as the open space, separation, and visual considerations identified in this section. The integrity of Community Separators cannot be maintained at densities in excess of one unit per ten acres. However, under no circumstances shall this policy be used to justify an increase in density from that designated on the Land Use Map.*

Policy LU-5f: Notwithstanding the density shown on the Land Use Map, a two lot subdivision of land is deemed consistent with the land use plan if the sole purpose of the subdivision is to create a parcel for preservation of rare and endangered species habitat or other biotic resources. Such subdivision shall not be deemed consistent with the land use plan unless the property owner agrees in writing that development on the subject parcel is limited to that necessary for and consistent with management of the preserve.

Opportunities for Diverse Rural and Urban Residential Environments

Sonoma County has a wide range of residential opportunities, from small urban to large rural lots. In rural areas, large residential lots may reduce the supply of land and increase conflicts with farming and other resource uses.

In urban areas, smaller single family residential lots have been predominant in the past. However, there is a need for more affordable housing for workers in close proximity to jobs and shopping. That need, coupled with increasing demand for living opportunities in walkable communities, point toward higher density residential and mixed use development.



GOAL LU-6: **Diversify new residential development types and densities. Include a range of urban densities and housing types in some unincorporated communities, and lower density in rural communities. In rural areas, housing types and densities should meet the needs of agricultural and resource users and provide limited residential development on large parcels.**

Objective LU-6.1: Provide opportunities for a range of urban housing types and densities in unincorporated communities, while retaining the character of these communities.

Objective LU-6.2: Limit residential density to a maximum of one dwelling per acre in unincorporated communities with public water but without sewer systems.

Objective LU-6.3: Limit new Rural Residential development primarily to "infill" in those areas that already have concentrations of these uses.

Objective LU-6.4: Avoid further subdivision of rural lands which at the time of previous subdivision were given restrictive zoning on the remaining rural parcel.

Objective LU-6.5: Create two Rural Residential zoning districts which provide different levels of permitted crop and animal production in the Rural Residential land use category.

Objective LU-6.6: Encourage the development of adequate housing for farm workers and farm family members.

Objective LU-6.7: Provide opportunities for places of public assembly to locate in rural areas.

Objective LU-6.8: Encourage food production as an integral part of institutional land uses on public lands where such uses and lands have the capacity to grow food products.

The following policies, in addition to those of the Housing, Open Space and Resource Conservation, and Agricultural Resources Elements, shall be used to achieve these objectives:

Policy LU-6a: General Plan amendments which add Rural Residential development shall not be considered unless at a minimum the proposed new Rural Residential development:

- (1) would not result in deficiencies in private or public service capacities,
- (2) is not located in an agricultural production area and would not adversely affect existing or potential farming operations,
- (3) is on lands with adequate groundwater and septic waste disposal, and
- (4) would not adversely affect important natural features or resources.*

Policy LU-6b: Site specific environmental factors shall be considered in making decisions on development permits. Site specific factors which create health or safety problems or result in unmitigated significant environmental impacts may at times reduce densities that are allowed by the Land Use Map and zoning.

Policy LU-6c: Past subdivisions using a clustered design have exhausted General Plan density and left a large remaining lot. In these cases, restrictive zoning was used and shall continue to be used to show that there is no subdivision potential for the remaining lot.

Policy LU-6d: Provide for different levels of crop and animal production in the Rural Residential land use category by creating an "Agriculture and Residential" and a "Rural Residential" zoning district, one which permits unlimited animal and crop production on parcels two or more acres in size, and one which limits agricultural activities regardless of parcel size. Allow expanded agricultural uses in the "Agriculture and Residential" zoning district limited to agricultural processing, sales of products grown on site, product promotion, tours, educational visits, and small scale events. Where appropriate, simplify permit processing for these uses. In neither zoning district will the agricultural activities be considered the primary use of the land; nor will all of the policies of the Agricultural Resources Element apply.

Policy LU-6e: Public and private schools, hospitals, places of religious worship, and similar places of public or community assembly in rural land use categories shall meet all of the following criteria:

- (1) A use permit must be obtained prior to the initiation of the use.
- (2) The use shall be prohibited on agricultural lands designated Land Intensive Agriculture, with the exception of existing legally established uses.
- (3) The use shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses.
- (4) The use shall be consistent with Agricultural Resources Element Policy AR-4a.
- (5) Conflicts with other resource production activities are avoided.
- (6) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth.
- (7) Sites are limited to 50% of the parcel or 10 acres, whichever is less, with the exception of existing legally established uses.
- (8) The site has frontage on a designated collector or arterial roadway, and
- (9) The size, scale and design of the use shall be in keeping with the rural character of the area in which it is located.

Policy LU-6f: Where feasible and appropriate, encourage food production and recommend curricula related to food production issues as part of the County's review of permits for institutional land uses such as day care centers, private schools, places of religious worship, etc.

Policy LU-6g: Where appropriate, encourage and support the use of public lands for community gardens and expanding agricultural opportunities.*

Policy LU-6h: Utilize the Affordable Housing (AH) Combining District to designate available sites in Urban Service Areas for affordable housing to meet the needs of low and very low income households.

Policy LU-6i: Provide expanded opportunities for a mix of residential and commercial or industrial use in Urban Service Areas.*

Use of Environmental Suitability Criteria in Locating and Guiding Rural and Urban

Development in parts of Sonoma County could result in exposure of people and property to environmental risks or hazards. Flooding, fire and seismic hazards, landslides, erosion and scarcity of groundwater are examples.

Some land is especially sensitive to intense development. Many of these same characteristics, however, often make land attractive as a rural home site. As a result, opinions differ as to the extent of development that should be allowed in these areas.



GOAL LU-7: Prevent unnecessary exposure of people and property to environmental risks and hazards. Limit development on lands that are especially vulnerable or sensitive to environmental damage.

Objective LU-7.1: Restrict development in areas that are constrained by the natural limitations of the land, including but not limited to, flood, fire, geologic hazards, groundwater availability and septic suitability.

The following policies, in addition to those in the Open Space and Resource Conservation, Water Resources, and Public Safety Elements, shall be used to achieve this objective:

Policy LU-7a: Avoid General Plan amendments that would allow additional development in flood plains, unless such development is of low intensity and does not include large permanent structures.

Policy LU-7b: Limit development in wetlands designated on Figure OSRC-3 of the Open Space and Resource Conservation Element.

Policy LU-7c: Prohibit new permanent structures within any floodway. Require that any development that may be permitted within the flood plain to be raised above the 100 year flood elevation.

Policy LU-7d: Avoid new commercial, industrial, and residential land use designations in areas subject to "high" or "very high" fire hazards, as identified in the Public Safety Element, unless the combination of fuel load, access, water supply, and other project design measures will reduce the potential fire related impacts of new development to insignificant levels.

Protection of Water Resources

Due to the critical importance of water to human survival and the health of the environment, water is legally considered a public resource and the use and quality of water have long been regulated by local, State, and Federal governments. Since cities and counties have legal authority over land use, they must consider the adequacy of water supplies and how development could affect the quantity and quality of water available for other uses.



Water issues in this area include lowered groundwater levels, uncertainty of public and private water supplies, flooding, storm water runoff, sediment and pollutants in runoff, water diversions into and out of the Russian River basin, the water needs of fish and wildlife, water usage and conservation methods, water storage limitations, increased re-use of water, and continuing changes in State and Federal regulations.

GOAL LU-8: **Protect Sonoma County's water resources on a sustainable yield basis that avoids long term declines in available surface and groundwater resources or water quality.**

Objective LU-8.1: Protect, restore, and enhance the quality of surface and groundwater resources to meet the needs of all beneficial uses.

Objective LU-8.2: Coordinate with operators of public water systems to provide an adequate supply to meet long term needs consistent with adopted general plans and urban water management plans.

Objective LU-8.3: Increase the role of water conservation and re-use in meeting the water supply needs of both urban and rural users.

Objective LU-8.4: Participate in the review of new proposals for surface and groundwater imports and exports in order to provide consistency with Sonoma County's ability to sustain an adequate water supply for its water users and natural environment.

Objective LU-8.5: Improve understanding and sound management of water resources on a watershed basis.

The following policies, in addition to those of the Water Resources and Public Facilities and Services Elements, shall be used to achieve these objectives:

Policy LU-8a: Require that new development comply with applicable waste discharge requirements and minimize pollution of storm water, surface water and groundwater.

Policy LU-8b: Upgrade the County's well permitting requirements and standards, as provided in the Water Resources Element, in order to protect groundwater basins from overdraft conditions.

Policy LU-8c: Develop and implement a two part water resource management program that increases the data necessary to determine the applicable water resource environment and a system for responsive action where warranted by specific conditions.

Policy LU-8d: Work with SCWA and other public water suppliers in the development and implementation of master facility plans, urban water management plans, and other long term plans for water supply, storage, and delivery necessary to meet water demands of existing urban and rural users and planned growth, consistent with the sustainable yield of water resources.

Policy LU-8e: Work with public water suppliers in developing wellhead protection plans necessary to protect water quality, while recognizing the needs of existing water users.

Policy LU-8f: Increase the role of water conservation, storm water retention, and aquifer recharge for water supply purposes.*

Policy LU-8g: Assess the impacts on Sonoma County water users of any proposals to physically export water to new locations outside Sonoma County, to substantially increase water supply to existing out-of-county locations, or to import water into Sonoma County.

Policy LU-8h: Support use of a watershed management approach for water quality programs and water supply assessments and for other plans and studies where appropriate.

Protection of Agricultural Lands

Agriculture is a major part of Sonoma County's economy. Many types of agriculture exist, including vineyards, orchards, dairies, forage crops, specialty crops, livestock, and horses. Farms are both full time and part time operations. Agricultural production in some areas is threatened both by pressures of urban development and by creation of small residential lots in the midst of agricultural lands. Continued farming is also affected by changes in commodity prices and raw materials and regulatory costs. The resulting economic pressure on the farmer can lead to requests for land divisions. Land use policy in agricultural areas must consider the extent to which more small residential lots should be allowed, the need for agricultural support uses in rural areas, and the extent of visitor serving uses that may be supportive of and compatible with farming.



- GOAL LU-9:** **Protect lands currently in agricultural production and lands with soils and other characteristics that make them potentially suitable for agricultural use. Retain large parcel sizes and avoid incompatible non agricultural uses.***
- Objective LU-9.1:** Avoid conversion of lands currently used for agricultural production to non agricultural use.
- Objective LU-9.2:** Retain large parcels in agricultural production areas and avoid new parcels less than 20 acres in the "Land Intensive Agriculture" category.
- Objective LU-9.3:** Agricultural lands not currently used for farming but which have soils or other characteristics that make them suitable for farming shall not be developed in a way that would preclude future agricultural use.
- Objective LU-9.4:** Discourage uses in agricultural areas that are not compatible with long term agricultural production.
- Objective LU-9.5:** Support farming by permitting limited small scale farm services and visitor serving uses in agricultural areas.

The following policies, in addition to those of the Agricultural Resources Element, shall be used to achieve these objectives:

Policy LU-9a: Limit extensions of sewer service into any agricultural production area to parcels with a health or safety problem. Out-of-service-area agreements are the preferred method of extending service in such cases.

Policy LU-9b: Apply a base zoning district of agriculture for any land area designated on the Land Use Map for agriculture. Other overlay zoning districts may be applied where allowed by the agricultural land use category.

Policy LU-9c: Use rezonings, easements and other methods to insure that development on agricultural lands does not exceed the permitted density except where allowed by the policies of the Agricultural Resources Element.

Policy LU-9d: Deny General Plan amendments that convert lands outside of designated Urban Service Areas with Class I, II, or III soils (USDA) to an urban or rural residential, commercial, industrial, or public/quasi public category unless all of the following criteria, in addition to the designation criteria for the applicable land use category, are met:

- (1) The land use proposed for conversion is not in an agricultural production area and will not adversely affect agricultural operations,
- (2) The supply of vacant or underutilized potential land for the requested use is insufficient to meet projected demand,
- (3) No areas with other soil classes are available for non resource uses in the planning area, and
- (4) An overriding public benefit will result from the proposed use.

Amendments to recognize a pre existing use are exempt from this policy. Public uses such as parks and sewage treatment plants may be approved if an overriding public benefit exists.

Preservation of Scenic and Biotic Resource Areas

Sonoma County has many areas with important biotic resources or scenic qualities that are especially vulnerable to the impacts of development. These include wetlands, tidal lands, dunes, sea cliffs, marine terraces, headlands, watershed areas, unique geologic formations and rare or endangered plant or animal habitats. Often, these resources physically limit the manner



in which these areas can be developed. The types of uses and intensities of development that are compatible with preservation of these resources must be considered together with the owner's concerns about the potential effects of any development restrictions on property values and the added complexities of the permit process, particularly in areas affected by Federal and State regulations protecting endangered species.

GOAL LU-10: **The uses and intensities of any land development shall be consistent with preservation of important biotic resource areas and scenic features.**

Objective LU-10.1: Accomplish development on lands with important biotic resources and scenic features in a manner which preserves or enhances these features.

The following policies, in addition to those of the Open Space and Resource Conservation Element, shall be used to achieve these objectives:

Policy LU-10a: Establish maximum densities and/or siting standards for development in designated Community Separators, Scenic Landscape Units, Scenic Corridors, Biotic Habitat Areas, Habitat Connectivity Corridors, and Riparian Corridors.

Policy LU-10b: Use incentives to encourage voluntary easements when considering development on lands with important biotic or scenic resources.

Policy LU-10c: Develop programs for preservation and enhancement of important biotic resource areas.

Sustainability

Unincorporated Sonoma County is blessed with many natural resources and open space, people who are actively engaged in community issues, and a sound economy based largely upon a successful agricultural base. The County, through its General Plan, has been relatively successful in protecting its rural character through policies that promote wise growth in urban areas while protecting open space and agriculture. There is a need to promote the long term preservation of the Earth's natural resources, whether it be water,



air, or fish and wildlife, and to support a sound economy, affordable housing, and needed public services and infrastructure so that residents and businesses continue to enjoy a high quality of life. Key to sustainability of this quality of life are the need to utilize renewable resources and manufactured substances that do not accumulate in nature, to preserve ecosystems, and to equitably meet human needs.

GOAL LU-11: **Promote a sustainable future where residents can enjoy a high quality of life for the long term, including a clean and beautiful environment and a balance of employment, housing, infrastructure, and services.**

Objective LU-11.1: Use the following sustainability policies pertaining to land use and development in the unincorporated area:

The following policies, in addition to those in the Open Space and Resource Conservation, Water Resources, and Agricultural Resource Elements, shall be used to achieve these objectives:

Policy LU-11a: Encourage reduction in greenhouse gas emissions, including alternatives to use of gas-powered vehicles. Such alternatives include public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian friendly development design.*

Policy LU-11b: Encourage all types of development and land uses to use alternative renewable energy sources and meaningful energy conservation measures.*

Policy LU-11c: Encourage the use of alternatives to harmful chemicals, heavy metals, and synthetic compounds.*

Policy LU-11d: Encourage methods of landscape design, landscape and park maintenance, and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers; and encourage the use of compost and conservation of water.*

Policy LU-11e: Encourage use of compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites that have been reclaimed and remediated before using open land, and avoids sprawl.*

Policy LU-11f: Encourage conservation of undeveloped land, open space, and agricultural lands, protection of water and soil quality, restoration of ecosystems, and minimization or elimination of the disruption of existing natural ecosystems and flood plains.*

Policy LU-11g: Encourage development and land uses that reduce the use of water. Where appropriate, use recycled water on site, and employ innovative wastewater treatment that minimizes or eliminates the use of harmful chemicals and/or toxics.*

Policy LU-11h: Encourage development and land uses that pursue reduction and re-use of by-products and waste, especially approaches that also employ waste as a resource, such as eco-industrial development.*

Policy LU-11i: Encourage participatory and partnership approaches to planning, including planning for sustainability, integrally involving local community residents.*

Policy LU-11j: Support efforts and partnerships with agencies, organizations and other jurisdictions that improve technology for reducing dependence on non renewable resources, harmful chemicals, and manufactured substances that accumulate in nature, and activities that harm life sustaining ecosystems.*

Policy LU-11k: Support incentives and other economic tools to improve the sustainability of our natural and built environments and enhance natural resources.*

2.2 RESIDENTIAL USE POLICY*

Two residential land use categories are used on the Land Use Maps, urban residential and rural residential. The urban residential category may be utilized only within an Urban Service Area. Maximum residential densities are shown on the Land Use Maps. While other land use categories may permit limited or incidental residential use, only the urban residential and Rural Residential categories shall be considered residential. The designation criteria shall be applied when considering future plan amendments. Additional standards applicable to development on residential lands may be included in the zoning and subdivision ordinances and in Specific or Area Plans or Local Area Development Guidelines.



Policy for Urban Residential Areas

Purpose and Definition. This category includes land planned for a full range of urban services for residential development. It accommodates a variety of housing types, such as stick built and manufactured homes, and all tenure types, depending upon the density allowed in the Land Use Element under State law.

Permitted Uses. Primary land uses in high density residential areas are attached single family and multi family dwellings, affordable housing projects as provided in the Housing Element, and mobile home parks.

Primary land uses in medium density residential areas are single family, clustered, and multi family dwellings, affordable housing projects as provided in the Housing Element, and mobile home parks.

Primary land uses in low density residential areas are detached single family, clustered, and attached dwellings, and affordable housing projects as provided in the Housing Element.

Some lands designated in the Urban Residential land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households with densities ranging from 16-24 units per acre.

Permitted Residential Densities and Development Criteria. Permitted residential density ranges from one to twenty units per gross acre and is shown on the Land Use Map, provided, however, that the residential density for an affordable housing project may be increased in accordance with the provisions of the Housing Element and State law. Three density ranges are included that provide for a variety of housing types as described above. Building permit approval shall require connection to public sewer and/or water. Residential densities are based upon availability of urban services and infrastructure, land use compatibility, environmental suitability, projected growth, neighborhood character, and other factors.

High density residential areas range from 12-20 units per gross acre. Medium density residential areas range from 6-12 units per gross acre. Low density residential areas range from 4-6 units per gross acre.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be within a designated Urban Service Area,
- (2) Adequate water, sewer, public safety, park, school services and other necessary infrastructure shall be available or planned to be available,
- (3) Lands shall have convenient access to designated arterial or collector roads,
- (4) Lands shall not be subject to unacceptable risks such as flooding, geologic, noise, or other hazards,
- (5) For high or medium density residential use, lands shall have convenient access to commercial uses and community services, and
- (6) Any applicable Land Use Policies of the Planning Area.

Policy for Rural Residential Areas

Purpose and Definition. This category provides for very low density residential development on lands that have few if any urban services but have access to County maintained roads.

Permitted Uses. The primary use shall be detached single family homes. Secondary uses include attached dwellings, farming, small scale animal husbandry, home occupations, small scale home care and group care facilities, second dwelling units, public and private schools and places of religious worship, and other uses incidental to and compatible with the primary use. Consistent with Policy LU-6d, this category will allow application of the Rural Residential district that limits agricultural activities or the Agricultural and Residential district that allows unlimited animal and crop production on parcels of 2 acres or more.

Some lands designated in the Rural Residential land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Residential Density and Development Criteria. Densities range from one to twenty acres per dwelling as shown on the Land Use Map. Maximum density may be applied based upon the following: similar density of existing lots in the surrounding area, suitable soils for septic disposal, available water, environmental suitability, access to arterial or collector roads, proximity of commercial services and public services and facilities, and no significant impacts on agriculture and resource production activities. Lot sizes smaller than one and one-half acres shall not be created if the residence is to be served by individual well and septic system. New lots may be as small as one acre if the residence is to be served by a public water system. New development should preserve the existing rural character.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) The area does not have soils suitable for agricultural production,
- (2) The area does not include substantial agricultural uses,
- (3) Lands have access to a County maintained road,
- (4) Lands shall have enough groundwater for individual wells,
- (5) Lands shall have sufficient permeability for individual septic systems, and
- (6) Any applicable Land Use Policies for the Planning Area.

2.3 COMMERCIAL USE POLICY*

The Land Use Plan includes three categories of commercial uses. "General Commercial" permits all types of commercial use and is applied only to lands within Urban Service Areas. "Limited Commercial" allows a smaller range of commercial uses and may be applied to areas either outside or inside Urban Service Areas. In rural community areas, this category may limit commercial uses to retail and service uses that are local serving. In rural locations without water and sewer services, commercial activities may be further limited.



The "Limited Commercial" and "General Commercial" categories also provide opportunities for mixed residential and commercial uses where the residential use is compatible with the commercial use. Integration of the mixed uses is desired and provisions are included to assure that future commercial use options remain viable.

The "Recreation and Visitor Serving Commercial" use category allows for visitor serving uses such as restaurants, lodging, developed campgrounds, resorts, marinas, golf courses, and similar types of uses.

Additional standards may be expressed in the zoning and subdivision ordinances. In some areas of the County, additional standards may be set by Land Use Policies for the Planning Areas, Specific or Area Plans, or Local Area Development Guidelines.

Policy for General Commercial Areas

Purpose and Definition. The General Commercial category provides sites for intense commercial uses that primarily serve a mix of business activities and the residential and business community as a whole rather than a local neighborhood. These uses provide for comparison shopping and services which are ordinarily obtained on an occasional rather than daily basis. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas.

Permitted Uses. Most commercial uses except regional shopping centers are allowed. Primary uses range from department stores and specialty shops to space extensive businesses such as paint, tire, carpet, lumber, home materials, and feed stores. Wholesale and heavy commercial uses and services are also included. Professional, administrative, financial, medical and general business offices that have more than 5,000 square feet of gross floor area require this category. Residential and general commercial uses may be combined in a single development where the residential use is clearly compatible with the commercial use and provides superior design qualities that allow for an integrated, livable environment. This category also provides for consideration of a single family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy units may only be considered in Urban Service Areas. The Development Code may further define the uses that are permitted within this category and the bulk, height, coverage and other standards for such development.

Some lands designated in the General Commercial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Development Intensities and Criteria. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Commercial uses and Single Room Occupancy Units shall require design review approval and on-site parking and shall be limited in size to ensure affordability.

Mixed residential and general commercial use may be considered where urban services are available and as part of a master site development plan. The Development Code shall specify the appropriate ratio of residential use to non-residential use and shall provide that residential use is secondary to commercial use unless the additional units are subject to affordability restrictions that make them available to very low, low, or moderate income households.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be located within an Urban Service Area,
- (2) Adequate public services shall be available or shall be planned to be available,
- (3) Lands shall be located on or have convenient access to arterial or collector highways,
- (4) Lands shall be near other commercial uses, but shall not occur in strips along highways,
- (5) Lands shall not be located in environmentally sensitive or hazardous areas such as flood ways or fault zones, and
- (6) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Commercial Areas

Purpose and Definition. This category provides sites where commercial activities are limited. Particular limitations may be specified in the Land Use Policies for the Planning Areas. Limited commercial land is intended to accommodate retail sales and services for the daily self sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas and for consideration of a single family residence or Single Room Occupancy units in place of commercial uses allowed by zoning. Single Room Occupancy Units may only be considered in Urban Service Areas.

Permitted Uses. The range and/or scale of permitted uses vary by location and may be expressed in the Land Use Policies for the Planning Areas. The Development Code may also further define uses permitted in this category and the bulk, height, coverage and other standards for such development. Residential and limited commercial uses may be combined in a single development within Urban Service Areas, provided that superior design qualities allow for an integrated, livable environment.

Some lands designated in the Limited Commercial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Development Intensities and Criteria. New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. Structures generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Commercial uses and Single Room Occupancy Units shall require design review approval and on-site parking. Single Room Occupancy Units shall be substantially limited in size, as specified in the Development Code, to ensure affordability.

Mixed residential and commercial use may be considered where urban services are available and as part of a master plan for the site. The Development Code shall specify the appropriate ratio of residential use to non residential use and shall provide that residential use is secondary to commercial use unless the additional units are subject to affordability restrictions that make them available to very low, low, or moderate income households.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be located on or have convenient access to an arterial or collector highway,

- (2) The amount of land designated for limited commercial shall be consistent with population growth projected for the local market area. Only very limited amounts of land are intended for this use outside Urban Service Areas,
- (3) Within the unincorporated communities shown on Figure PF-1 of the Public Facilities and Services Element, lands shall be close to other commercial uses or to local population concentration,
- (4) Outside of the above unincorporated communities, clusters of limited commercial uses shall not be permitted,
- (5) Lands shall not be located in Scenic Corridors, except within the above unincorporated communities,
- (6) In rural areas, lands may be limited to a single parcel and be restricted to that level which that can be served by an individual well and septic system, and
- (7) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Commercial - Traffic Sensitive Areas

Purpose and Definition. This category provides sites for uses allowed in the Limited Commercial category, but are severely constrained by traffic congestion. Particular traffic impact limitations may be specified in the Land Use Policies for the Planning Areas or in the Development Code.

Permitted Uses. The range and/or scale of permitted uses vary by location and by traffic impact as in the "Limited Commercial" category. Average daily traffic generated by various limited commercial uses has been calculated by the Institute of Transportation Engineers and is periodically published in the technical manual "Trip Generation".

Permitted Development Intensities and Criteria. Same as for Limited Commercial areas, but may be further limited by traffic levels specified in the Development Code. The specified average daily traffic levels will be used in conjunction with the "Trip Generation" manual published by the Institute of Transportation Engineers in order to determine the intensity and type of uses permitted.

Designation Criteria. Amendments to add this designation must meet all of the following criteria:

- (1) Those listed for the Limited Commercial category, and
- (2) Lands are located in an area that is subject to severe traffic congestion and nearing or in excess of roadway or intersection capacity anticipated in this plan or in an applicable Specific or Area Plan.

Policy for Recreation and Visitor Serving Commercial Areas

Purpose and Definition. This category provides sites for both outdoor recreation uses and the commercial service needs of visitors and travelers. Its purpose is to limit this type of development to those appropriate sites. This category is also intended to provide opportunities for a mix of residential and commercial use in Urban Service Areas.

Permitted Uses. Primary uses include outdoor recreation facilities and tourist commercial uses, including golf courses, tennis and racquet clubs, marinas, race tracks, shooting ranges, and similar uses in private ownership. Other uses include campgrounds, recreational vehicle parks, indoor lodging, indoor recreation facilities, visitor information centers, museums, restaurants, and other uses oriented to the needs of visitors. Residential and recreational or visitor serving commercial uses may be combined in a single development where the residential use is clearly compatible with the recreational or visitor serving commercial use, and provides superior design qualities that allow for an integrated, livable environment. Where specified by a Land Use Policy for the Planning Area, this category provides for consideration of a single family residence in place of commercial and recreation uses allowed by zoning. Otherwise, residential use is limited to one caretaker unit for each parcel with recreational or commercial development.

Permitted Development Intensities and Criteria. Lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. Structures and parking generally are not expected to cover more than 50 percent of the site or exceed thirty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity.

Lodging facilities may not exceed 50 rooms per site in rural areas and 200 rooms per site in Urban Service Areas. Lodging facilities with up to 100 rooms per site in rural areas may be permitted where serviced by public sewer provided, however, that such use is compatible with and does not adversely affect adjacent agricultural, resource and rural residential uses.

Mixed residential and commercial use may be considered in Urban Service Areas and as part of a master site development plan. The Development Code shall specify the appropriate ratio of residential use to non residential use and shall provide that residential use is provided as work force housing for commercial use.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Design review shall be required for commercial and recreational development in this category.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) The proposed amendment must be consistent with General Plan Goals, Objectives, and Policies of the Land Use Element pertaining to protection of agricultural lands,
- (2) Potential uses of the site are likely to be compatible with adjacent uses and the character of the area,
- (3) The amendment avoids a detrimental concentration of agricultural support, visitor serving, and recreational uses as defined in Policies AR-5g and AR-6f of the Agricultural Resources Element,
- (4) In the event that the amendment is proposed on land designated RRD, LIA, LEA, or DA the primary use will generate Transient Occupancy Tax (TOT) that is eligible for County appropriation for affordable housing,
- (5) The site shall not be located on land under a Williamson Act or Super-Williamson Act contract,
- (6) Traffic generated by potential use of the site can be accommodated within the Level of Service objectives and road standards of the Circulation and Transit Element,
- (7) The amendment would not result in the loss of affordable housing or conflict with Goals, Objectives, and Policies of the Housing Element, and
- (8) Potential uses of the site would be compatible with nearby agricultural operations and would not occur on land that is either used for agriculture or is Class I, II, III, or IV (USDA) Soils. An amendment could be considered on agricultural land with Class V, VI, VII, or VIII (USDA) Soils.

2.4 INDUSTRIAL USE POLICY*

The Land Use Plan includes two industrial use categories, "General Industrial" and "Limited Industrial". These categories show lands that are needed to provide jobs and services for county residents and businesses. The General Industrial category allows all industrial uses but is restricted to Urban Service Areas. The Limited Industrial category allows a smaller range of uses and may also be applied outside Urban Service Areas. Additional development standards shall be included in the Development Code and Subdivision Ordinances. Further standards may be required by a Specific or Area Plan or by Local Area Development Guidelines.

Policy for General Industrial Areas

Purpose and Definition. This category provides sites for industrial activities and employment that require urban services and that primarily serve an urban population. The intent of the category is to assure that industrial development is compatible with adjacent land uses, infrastructure and environmental quality. This category also may provide locations for workforce housing for persons employed in adjoining businesses.



Permitted Uses. All industrial uses may be allowed. The primary use shall be production or assembly of products. Typical uses include manufacturing goods, warehousing, research facilities, machine shops, contractor's storage, and processing plants. Offices incidental to the primary use are allowed. Residential uses shall be limited to one caretaker unit per lot or residential use that is part of an integrated, work-live project subject to the approval of a master site plan where noise, hazardous materials, and other health and safety issues have been adequately addressed. Work-live projects may only be considered in Urban Service Areas. Secondary uses may include minor commercial services. The Development Code may further define the uses permitted in this category and the bulk, height, coverage and other standards for such development.

Some lands designated in the General Industrial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities ranging from 16-24 units per acre.

Permitted Development Intensities and Criteria. Sewer and water service shall be available. Structures are generally not expected to cover more than 50 percent of the site or exceed sixty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. Design review shall be required for all industrial and work-live development projects. New lots may not be smaller than 20,000 square feet. Development shall be compatible with the environment, urban services, and adjacent land uses. The Development Code shall further define design, development and affordability criteria applicable to work-live uses in this category.

Designation Criteria Amendments to add this designation must meet all of the following:

- (1) Lands shall be located within an Urban Service Area,
- (2) Adequate public services shall be available or shall be planned to be available,
- (3) Lands shall be located with convenient access to an arterial or collector highway,

- (4) The amount of land so designated shall be consistent with the projected employment within the planning area,
- (5) Lands shall not be located in areas subject to flood, fire, and geologic hazards or in areas constrained by groundwater availability or septic suitability, and
- (6) Any applicable Land Use Policies for the Planning Area.

Policy for Limited Industrial Areas

Purpose and Definition. The "Limited Industrial" land use category provides sites for development to meet service and employment needs where the range or scale of industrial uses is limited. Factors that may limit these uses are lack of public services, incompatible adjacent land uses, and adverse environmental impacts. Industrial parks are included in this category as well as land extensive industrial development. This category also may provide locations for workforce housing for persons employed in adjoining businesses.

Permitted Uses: Limits on the range or intensity of industrial uses vary by location. Permitted uses may be expressed in the Land Use Policies for the Planning Areas or Specific Plans for industrial areas. In general, this category includes resource related industrial uses not expected to need the full range of urban services, such as lumber mills and concrete and asphalt plants. Residential use shall be limited to one caretaker unit per parcel, or residential use that is part of an integrated, work-live project subject to the approval of a master site plan where noise, hazardous materials, and other health and safety issues have been adequately addressed. Work-live projects may only be considered in Urban Service Areas. The Development Code may further define the uses permitted in the category and the bulk, height, coverage, and other standards for such development.

Some lands designated in the Limited Industrial land use category are also available for development of affordable housing projects. An Affordable Housing Combining District is applied to selected lands to allow development of projects that provide 100% of the units occupied by very low or low income households at densities of 16-24 units per acre.

Permitted Development Intensities and Criteria. Structures are generally not expected to cover more than 50 percent of the site or exceed sixty-five feet in height. Additional height may be considered if a reduction in coverage is provided that results in no overall increase in building intensity. New lots shall not be smaller than 1.5 acres on individual wells and septic systems or 1.0 acre on public water, but may be smaller in Urban Service Areas. All new industrial and work-live uses shall require design review. The Development Code shall further define design, development and affordability criteria applicable to work-live uses in this category.

Designation Criteria. Amendments to add this designation must meet all of the following:

- (1) Lands shall be designated to recognize an existing permitted use or to serve the projected employment needs of the planning area,
- (2) Lands outside Urban Service Areas shall have adequate water and septic suitability,
- (3) Lands shall have convenient access to an arterial or collector highway,
- (4) Lands shall be located near population concentrations,
- (5) Lands shall not be in areas subject to flood, fire, and geologic hazards or in areas constrained by groundwater availability or septic suitability,
- (6) Outside of the unincorporated communities shown on Figure PF-1 of the Public Facilities and Services Element, lands shall not be located in a scenic corridor, and
- (7) Any applicable Land Use Policies for the Planning Area.

2.5 PUBLIC AND QUASI PUBLIC LAND USE POLICY

Purposes and Definition. This category provides sites that serve the community or public need and are owned or operated by government agencies, non profit entities, or public utilities. However, public uses are also allowed in other land use categories. The Public Facilities and Services Element establishes policies for location of public uses in these other categories.

Permitted Uses. Uses include schools, places of religious worship, parks, libraries, governmental administration centers, fire stations, cemeteries, airports, hospitals, sewage treatment plants, waste disposal sites, etc. The Land Use Map may show the specific type of public use. In these cases, other public uses shall not be allowed.

Reuse of Public Properties. The County should evaluate, as appropriate, any Federal, State, and school properties in the unincorporated area that may become surplus properties and identify those properties that the County may be interested in acquiring. If the County receives the notice of sale of surplus Federal or State property, the Sonoma County Administrator's Office and appropriate County Departments should be notified in a timely manner.



In addition, the County should work with the U.S. General Services Administration for Federal properties, California Department of General Services (DGS) for State properties, and DGS and School Districts for State school properties for early notice of properties declared as surplus and offered for sale; and for early consultation regarding potential land use implications of future uses.

Permitted Development Intensities and Designation Criteria. Designation of public/quasi public sites on the Land Use Plan shall be confined to the actual area of public/quasi public use. Amendments to add this designation must meet all of the following:

- (1) Ownership or long term lease by a government agency, other non profit entity or public utility,
- (2) Adequate road access,
- (3) Lands are not suitable for and will not adversely affect resource production activities, and
- (4) Any applicable Land Use Policies for the Planning Area.

2.6 AGRICULTURAL LAND USE POLICY

The land use plan includes three agricultural use categories, "Land Intensive Agriculture", "Land Extensive Agriculture", and "Diverse Agriculture". Each category permits the full range of agricultural uses. Density for parcels in agricultural categories was based not only upon a consideration of the amount of land that it would take to create an economically viable agricultural parcel, but also upon such factors as lack of infrastructure, distances from public services, access, conflicts with resource conservation and production, and topographic and environmental features. Proposed amendments to the Land Use Map in these categories shall consider all of the preceding criteria.



The categories differ primarily in the types and intensities of agricultural support uses, visitor serving uses and residential densities. Additional standards may be included in the Development Code and Subdivision Ordinances and in Specific or Area Plans, or Local Area Development Guidelines.

Policy for Land Intensive Agricultural Areas

Purpose and Definition. This category shall enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. The soil type and climate support relatively high production per acre of land. The objective in land intensive agricultural areas shall be to establish densities and parcel sizes that are conducive to continued agricultural production.

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.
2. **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resources Element.
3. **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to the standards of the Surface Mining and Reclamation Ordinance.
4. **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall be between 20 and 100 acres per residential unit as shown on the Land Use Maps. Generally, densities between 20 and 60 acres are applied in areas with existing lots in that range and where soil and water conditions make farming highly productive. Those between 60 and 100 are used where soil and water necessitate larger parcels. New parcels shall be a minimum size of 20 acres. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves as amended from time to time.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Soil, climate, and water adequate for orchard or wine grape production,
- (2) Most parcel sizes greater than 20 acres,
- (3) Existing or historic use as orchards or vineyards,
- (4) Area having a sub-county viticultural appellation,
- (5) Williamson Act Contract, Type 1 or Type 2, and

- (6) Areas that may not meet the above criteria but are surrounded by lands in farming.

Policy for Land Extensive Agricultural Areas

Purpose and Definition. This category shall enhance and protect lands capable of and generally used for animal husbandry and the production of food, fiber, and plant materials. Soil and climate conditions typically result in relatively low production per acre of land. The objective in land extensive agricultural areas shall be to establish and maintain densities and parcel sizes that are conducive to continued agricultural production.

Permitted Uses:

1. **Agricultural production, agricultural support uses, and visitor serving uses** as provided in the Agricultural Resources Element.
2. **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.
3. **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.
4. **Residential Uses.** In addition to the permitted residential densities below, existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.
5. **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall range from 60 to 320 acres per unit as shown on the Land Use Maps. Generally, higher densities are applied in areas with existing lots in that range. The middle range is used in the southeastern portion of the county where soil and water conditions make \pm 100 acre parcels productive. The lowest densities are applied in the northwestern parts of the county. In considering subdivision of these lands, unless such lands are subject to a Williamson Act contract, one-half or three of the permitted residential lots (whichever is greater) shall be allowed to be clustered. These parcels may be as small as one and one-half acres but no larger than ten acres. The remaining lots permitted by the applicable residential density shall be at least as large as the maximum density. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves, as amended from time to time.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational

vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas. The proximity of clustered units to existing adjacent agricultural operations and residences will be considered:

- (1) Most lot sizes in the area are 60 acres or larger,
- (2) The existing or historic use of land is for livestock grazing, dairy ranching, hay or similar forage crop,
- (3) Adjacent parcels of similar use, and
- (4) Williamson Act Contract (Type 2).

Policy for Diverse Agricultural Areas

Purpose and Definition. This category shall enhance and protect those land areas where soil, climate, and water conditions support farming but where small acreage intensive farming and part time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and to limit further residential intrusion consistent with the policies of the Agricultural Resources Element.

Permitted Uses:

- (1) **Agricultural production, agricultural support uses, and visitor serving uses,** as provided in the Agricultural Resources Element.
- (2) **Agricultural Employee Housing.** Farm worker, farm family, and other employee housing as defined in the Agricultural Resource Element.
- (3) **Other Resource Uses.** Surface mining operations consistent with the Aggregate Resources Management Plan. Operations are subject to standards of the Surface Mining and Reclamation Ordinance.
- (4) **Residential Uses.** In addition to the permitted residential densities below; existing campgrounds or recreational vehicle parks may be used for long term residential occupancy only as part of a pilot program.

- (5) **Other Uses.** Other uses consistent with the Agricultural Resources Element as provided in the Development Code.

Permitted Residential Densities and Development Criteria. Densities shall be between 10 and 60 acres per residential unit, as shown on the Land Use Map. In general, densities near the high end of the range are applied in areas with existing lots within that range as a transition between major agricultural areas and rural residential or urban uses. The minimum lot size permitted in this category shall be 10 acres except where planning area policies expressly provide for a different minimum or where it is demonstrated that creation of smaller lots will further Goals AR-3 and AR-4, Objectives AR-3.1 and AR-3.2, and Policies AR-3c, AR-3e and AR-4a of the Agricultural Resources Element. Lands subject to a Williamson Act contract are restricted from incompatible development under the County's rules for administration of Agricultural Preserves, as amended from time to time.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) An existing pattern of small lots or a mixture of small and large parcels,
- (2) Soils suitable for crop production and adequate water for irrigation,
- (3) Historic or existing use for farming, and
- (4) Williamson Act contract, Type 1 or 2.

2.7 NATURAL RESOURCE LAND USE POLICY

The purpose of natural resource land use policy is to protect lands used for timber, geothermal and mineral resource production and for natural resource conservation.

The Resources and Rural Development category allows residences at very low densities due to lack of infrastructure, greater distance from public services, poor access, conflicts with resource conservation and production, and significant physical constraints and hazards. Proposed amendments to the Land Use Map in this category shall consider all of these factors. The intent is that natural resource areas be managed and conserved and that production activities avoid depletion and promote replenishment of renewable resources.



Policy for Resources and Rural Development Areas

Purposes and Definition. This category allows very low density residential development and also is intended to:

- (1) Protect timberlands needed for commercial timber production under the California Timberland Productivity Act,
- (2) Protect lands needed for geothermal resource production,
- (3) Protect lands for aggregate resource production as identified in the Aggregate Resources Management Plan,
- (4) Protect natural resource lands including, but not limited to watershed, fish and wildlife habitat and biotic areas,
- (5) Protect against intensive development of lands constrained by geologic hazards, steep slopes, poor soils or water, fire and flood prone areas, biotic and scenic areas, and other constraints,
- (6) Accommodate agricultural production activities but limit such activities on timberland, or

- (7) Protection of county residents from proliferation of growth in areas where there are inadequate public services and infrastructure, including water supply and safe wastewater disposal.

It is further the intent of this category that public services and facilities not be extensively provided in these areas and that development have the minimum adverse impact on the environment.

Permitted Uses: Single family dwellings, resource management and enhancement activities including but not limited to the management of timber, geothermal and aggregate resources, fish and wildlife habitat, and watershed. Livestock farming, crop production, firewood harvesting and public and private schools, hospitals, and places of religious worship are included. Lodging, campgrounds, and similar recreational and visitor serving uses provided that they shall not be inconsistent with the purpose and intent of this category. In addition to the permitted residential densities, existing campgrounds or recreational vehicle parks may be considered for long term residential occupancy of recreational vehicles when such parks have obtained appropriate State HCD permits.

The extent of recreational and visitor serving uses may be further established in Land Use Policies for the Planning Areas.

The category also allows resource related employee housing, processing facilities related to resource production as well as incidental equipment and materials storage, provided that the use is consistent with any applicable resource management plans. Geothermal uses are allowed. Aggregate resource uses are limited to those consistent with the Aggregate Resources Management Plan.

Permitted Residential Densities and Development Criteria. Residential density ranges from 20 to 320 acres per unit as shown on the Land Use Maps. In general the higher densities are applied in areas with relatively fewer constraints, better access, closer proximity to some services, and existing parcels in that range. Lower densities are generally applied in areas with more severe constraints, high sensitivity to impacts, poor access, greater distance to services and/or high resource development potential. Minimum parcel size for new parcels is 20 acres, except that clustered development may be approved with a protective easement or other restriction on the remaining large parcel, which indicates that density has been transferred to the clustered area from the remaining large parcel. Standards and densities for resource related employee housing shall be established in the Development Code.

Only as part of a Pilot Program developed by the County, use permit and design review shall be required to allow the long term occupancy of existing recreational campgrounds or recreational vehicle parks. The Development Code shall specify criteria for approval, including but not limited to: obtaining appropriate HCD permits, addressing issues related to over crowding and child welfare, location above the 100 year flood plain, demonstration of adequate water and wastewater systems, adequate private utilities, provisions for adequate onsite circulation and

parking, screening, landscaping, fencing, exterior storage, solid waste disposal, and a management plan for ongoing maintenance and upkeep.

Designation Criteria. Amendments to add this designation must meet one or more of the following, in addition to any applicable Land Use Policies for the Planning Areas:

- (1) Lands with severe constraints such as steep slopes, areas with faults or landslides, "high" or "very high" fire hazard, marginal or unproven water availability, or limited septic capability,
- (2) Lands with natural resources, such as water, timber, geothermal steam, aggregate, soil, habitat, etc.,
- (3) Lands with vulnerability to environmental impact, and
- (4) To add lands for geothermal power generation facilities, the following criteria must be met;
 - a. agricultural lands or other land uses will not be adversely affected.
 - b. the natural resources of the area will be protected.
 - c. adequate public services, including roads, will be available.

3. LAND USE POLICIES FOR THE PLANNING AREAS

Planning Area Objectives and Policies recognize the circumstances of each of the nine planning areas of the County and the fact that each area warrants its own unique policies. These policies also provide specific guidance regarding the use of individual properties. The reader should consult the table at the end of this section for reference to Land Use Policies for the Planning Areas from the prior General Plan.

3.1 SONOMA COAST/ GUALALA BASIN

The Sonoma Coast/Gualala Basin Planning Area runs the 40 mile length of the Pacific Coast margin from the Gualala River to the Estero Americano. In addition to several coastal communities, it extends inland to include Annapolis, Cazadero, Duncans Mills, Bodega, Freestone, Camp Meeker, and Occidental. Roughly paralleling the San Andreas Fault Zone, the rugged Sonoma Coast is a scenic area of regional, State, and national significance, with nearly vertical sea cliffs and sea stacks along the



shoreline, dunes, marine terraces, coastal uplands, and headlands. In the north, the Gualala River South Fork extends inland into the coniferous forests of the western Mendocino Highlands.

This planning area is also the most sparsely populated of the nine planning regions due to its relative remoteness and inaccessibility. In 2000, the 8417 residents mostly lived in the various small villages. Outside of these communities, rural settlement is very sparse. The region's economy is primarily oriented to recreation and tourism, commercial fishing, timber production, and sheep ranching. Residences, originally planned as second homes, including Sea Ranch and Bodega Harbor, are now increasingly occupied by permanent residents. In addition, many residences are also occupied as home based businesses.

The Land Use Plan projects 3,283 new residents for this area resulting in a population of 11,700. The greatest gains in employment are associated with the recreation and tourism industries.

Adequate housing and commercial development is needed to serve the resident population and visitors but must be consistent with continued agricultural production, commercial fishing, timber, and management and maintenance of scenic landforms and viewsheds.

Most new residential development is planned in Bodega Bay, where a full range of public services can be efficiently provided. The present alignment of Highway 1 through this area is a major development constraint due to traffic congestion.

Increased tourism may result in an imbalance between local and tourist oriented commercial growth. Visitor serving uses, particularly lodgings, are often located near scenic resources. Too many facilities in sensitive scenic areas may harm the unique qualities of the coast that are protected in the Coastal Act and Local Coastal Plan.

- Objective LU-12.1:** Provide most of the new housing in Bodega Bay. Provide residential development in rural areas at very low densities to maintain local resources.
- Objective LU-12.2:** Balance residential and commercial development in Bodega Bay where adequate public services allow for residential and commercial expansion. Encourage mix of price and rent levels.
- Objective LU-12.3:** Designate Bodega Bay the major retail and service center for the Coast. Permit limited opportunities for new commercial activities in Bodega, Occidental, Cazadero, The Sea Ranch, Annapolis, Duncans Mills, Jenner, Stewarts Point and Camp Meeker in keeping with their size and character.
- Objective LU-12.4:** In the Coastal Zone, limit the scale of any new visitor and tourist oriented uses and confine them to existing communities and locations that are designated for such uses. Assure that they are compatible with and protect the area's natural, undeveloped scenic character. Avoid these uses outside of the Coastal Zone except in the RVSC and Agricultural designations.
- Objective LU-12.5:** Limit new industrial development to resource related uses, primarily to the fishing industry in Bodega Bay and to the timber industry in Annapolis and Cazadero.
- Objective LU-12.6:** Maintain very low residential densities on resource lands outside the communities due to lack of public services and importance of resource protection.

The following policies shall be used to achieve these objectives:

Policy LU-12a: Apply the urban residential use category only within the Urban Service Boundaries of Bodega Bay and to the former Harmony School property in Occidental. Maintain densities of one unit per acre or lower in other communities.*

Policy LU-12b: Encourage construction of new housing for low and moderate income households in "Housing Opportunity Areas" in the Coastal Plan. Consistent with the Housing Opportunity provisions in the Coastal Plan, a maximum density of 10 units per acre may be achieved on lands so designated in the Coastal Plan if 25% affordable housing is provided. Achieving a density higher than 4 units/acre consistent with the Housing Opportunity provisions does not necessitate a General Plan amendment. Amend the Local Coastal Plan to delete the Bodega Bay Bypass and all references to Phase 2 development opportunities.

Policy LU-12c: Policy No. 7 from Attachment A of the Lower River Plan shall remain unaffected by the adoption of this plan. The propriety of retaining such policy that allows a potential for additional residential density shall be considered at such time as the County reviews and updates the Lower River Plan in accordance with Policy LU-1a.

Policy LU-12d: Limit the "General Commercial" use category to seven acres within the Bodega Bay Urban Service Boundary.*

Policy LU-12e: Use the "Limited Commercial" category for existing and any needed new local commercial uses in Annapolis, Bodega, Bodega Bay, Cazadero, Occidental, and Sea Ranch. Outside these communities, apply the "Limited Commercial" designation only to existing uses and limit their expansion. The 4 acres of Limited Commercial land use in Annapolis shall be exclusive of any power lines (APN 123-060-090).

Policy LU-12f: Use the "Recreation and Visitor Serving Commercial" category for any tourist oriented use within an unincorporated community. Outside of these communities, avoid new designations of this category except to recognize existing uses.

Policy LU-12g: Design discretionary projects in any commercial or industrial categories in harmony with the natural and scenic qualities of the local area. Give natural landscapes precedence over man made features.

Policy LU-12h: Use the "Limited Industrial" category for resource support facilities. In the Bodega Bay area, use it to support the commercial fishing industry, including storage and processing facilities. In Annapolis and Cazadero, apply it for timber related industrial uses, if needed.

Policy LU-12i: Locate fishing related industrial uses that do not require urban services near Bodega Bay. Locate other fishing related industrial uses close to resource production areas.

Policy LU-12j: Require a 640-acre minimum lot size for new parcels created in the "Land Extensive Agriculture" and "Resources and Rural Development" categories within the Coastal Plan boundary.

Policy LU-12k: Avoid location of recreation and visitor serving and resource related commercial or industrial uses in close proximity to one another.*

Policy LU-12l: Notwithstanding the provisions of the Public Facilities and Services Element, allow connection of sewer service to the Bodega Bay Public Utilities District for uses that directly relate to and support the fishing industry in Bodega Bay and that cannot be located within the Urban Service Area. Use an out-of-service area agreement in such cases.

Policy LU-12m: In Bodega Bay, if water supply does not prove adequate to all uses designated by the Land Use Plan, request that a minimum 30% of the projected available supply be reserved for the following priority uses:

- (1) Provision of at least 50 units of either low or moderate income housing,
- (2) Uses supporting the fishing industry, and
- (3) Local serving commercial uses.

Policy LU-12n: Consider all residential development as year round housing.

Policy LU-12o: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State designated Highway 116 corridor.

Policy LU 12p: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific plans and new policies consistent with this plan.

3.2 CLOVERDALE /NORTHEAST COUNTY

The Cloverdale/Northeast County Planning Area includes the city of Cloverdale and the community of Geyserville. The rugged Mendocino Highlands on the west and the Mayacamas Mountains on the east surround the fertile Russian River Valley, including Dry Creek and Alexander Valleys. The area is also rich in other resources, including streams, riparian zones, fish and wildlife habitat, geothermal steam, construction aggregates, and water for domestic and agricultural use. Lake Sonoma and the Russian River also provide many recreational opportunities. Lands outside of the valley floors are severely constrained and relatively inaccessible.



The Land Use Element provides for a population of 18,460, a gain of 5,709 residents from year 2000. 11,200 of these residents are anticipated to live within the Cloverdale Urban Service Area.

While agriculture, geothermal development, and manufacturing are the primary sources of employment, major growth is primarily in the retail and service sectors.

Lake Sonoma and increased tourism related to the wine industry, particularly in Dry Creek and Alexander Valleys, will create pressure for additional recreation and visitor serving uses. In recent years, increases in tourism have been primarily associated with winery promotions and events.

Demand for rural residential uses may increase in the agricultural valleys due to their scenic value and proximity to urban areas. Resource production must be regulated to avoid conflicts with other land uses, damage to the river, and loss of agricultural land. Many of the hillside areas are subject to severe constraints, poor access and shortage of services.

Lands within Cloverdale's Sphere Of Influence include large vacant commercial and industrial parcels that currently lack urban services. Also, some commercial and industrial uses have developed outside of Cloverdale's urban boundary. Lands within the City's sphere also need to be retained for urban residential development to meet housing needs. Clear policy is needed to guide the type and location of urban development around Cloverdale to assure that public services are provided.

- Objective LU-13.1:** Retain agricultural lands in Dry Creek, Alexander, Oat and Knights Valleys in agricultural production.
- Objective LU-13.2:** Accommodate new commercial uses primarily in Cloverdale and secondarily within Geyserville's Urban Service Boundary.
- Objective LU-13.3:** Retain large parcel sizes within Cloverdale's urban boundary to provide for efficient urban residential development. New industrial or urban residential uses within the urban boundary may occur only after the full range of public services are available.
- Objective LU-13.4:** Continue to regulate aggregate and geothermal resource development to minimize adverse impacts. Limit uses in the Geysers area to those that do not conflict with geothermal exploration and production.

The following policies shall be used to achieve these objectives:

Policy LU-13a: Use the following criteria for approving discretionary projects in the "Limited Commercial" and "General Commercial" categories within Geyserville's Urban Service Area:

- (1) The use is in keeping with the scale and character of the community,
- (2) The proposed use specifically serves local area needs or the needs of visitors and tourism, and

- (3) The design of any structure is compatible with the historic architecture of the community.

Policy LU-13b: Use the following criteria for approving discretionary projects in the "Limited Industrial" category within the Geyserville Urban Service Area:

- (1) The use is in keeping with the rural character of the community,
- (2) The use does not involve heavy manufacturing or heavy industrial uses and does not use or produce flammable, explosive, or noxious materials, and
- (3) The site is adequately screened from the roadway and adjacent residential or commercial uses.

Policy LU-13c: Additional development in the "Limited Commercial" category for the Alexander Valley Store, Dry Creek Store, and Jintown Store shall not include lodgings or restaurants and shall not adversely affect adjacent agricultural or resource uses.

Policy LU-13d: Rosso & Bianco, Paulsen, Geyser Peak, and Asti wineries are designated as "Recreation and Visitor Serving Commercial" to allow existing or proposed wineries and associated restaurants or lodging facilities. Any uses on these sites must support the sale and production of Sonoma County agricultural products and not adversely effect adjacent agricultural or resource areas.

Policy LU-13e: The KOA, Preston, and American Trails Campgrounds are designated as "Recreation and Visitor Serving Commercial" to recognize existing campground uses. Expanded uses must be campground related.

Policy LU-13f: Avoid additional "General Commercial", "Limited Commercial" and "Limited Industrial" designations outside the Urban Service Boundaries of Cloverdale and Geyserville. Consider proposals to designate single parcels as "Recreation and Visitor Serving Commercial" to allow small restaurants, lodgings, and related facilities only where the proposed designation meets the criteria for RVSC and if:

- (1) The site is outside of Dry Creek and Alexander Valleys,
- (2) The use involves the restoration of a designated county landmark and does not require any new structures or major additions or the use is an improved campground or guest ranch near a major recreation area.
- (3) The use will not adversely affect adjacent agricultural or resource uses,
- (4) Traffic levels will maintain an acceptable level of service on existing roadways and will not interfere with the movement of farm vehicles,

- (5) Adequate water supply is available for fire suppression and domestic use, and
- (6) Adequate access is available for emergency vehicles.

Policy LU-13g: Avoid extension of the urban boundary of Cloverdale east of the Russian River or west of Highway 101 into the Oat Valley.

Policy LU-13h: Use zoning to limit residential subdivisions within the boundary of Cloverdale to expansion of existing uses until annexation occurs or an assessment district is formed.

Policy LU-13i: Use zoning to limit industrial development within the urban boundary area of Cloverdale, except for expansion of existing uses, until annexation occurs or an assessment district is formed. Use the following criteria for discretionary projects for expansion of existing uses:

- (1) Adequate water supply is available for fire suppression, and
- (2) Frontage improvements meet city standards.

Policy LU-13j: Use the Aggregate Resources Management Plan and, if adopted, the Geothermal Resources Management Plan as the policy documents for development of aggregate and geothermal resources. Prohibit terrace mining in the Alexander Valley.

Policy LU-13k: The intent of the "Limited Industrial" land use designation for the gravel processing operation on APN 116-190-21 is to recognize the existing use. The designation shall not be used as a precedent for additional industrial uses in the area.

Policy LU-13l: Proposed amendments of the Land Use Map for properties subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-13m: Notwithstanding Policy LU-3c and Policies PF-1f, 1g, 1h, and 1i, a connection to CSA #26 (Geyserville) may be considered for APN 140-180-67 and 68 provided that the following criteria are met:

- (1) Sewer service facilities are designed to serve development consistent with the Land Use Plan,
- (2) The district certifies that service capacity is available, and
- (3) Connection is authorized by out-of-service area agreement.

3.3 HEALDSBURG AND ENVIRONS

The Healdsburg and Environs Planning Area is located in north central Sonoma County. High quality wines are produced from the vineyards in Dry Creek Valley and the Russian River Basin. The Basin is also used for gravel mining and recreation. Adjacent valley floors are subject to flooding. The steep and geologically unstable hillsides of the Mendocino Highlands on the west have limited access and are primarily used as grazing lands. The Mill Creek area has extensive timber stands.



Healdsburg and Windsor are the two urban centers and are located along the Highway 101 corridor. Areas outside of the valley floors and lower foothills are relatively inaccessible and sparsely populated. Employment is provided by agriculture, manufacturing, and service industries.

The land use plan anticipates a total population of 51,460, an increase of 10,664 residents over the 2000 level. Most future growth is expected in Healdsburg and Windsor. The rural area is projected to have little growth. Employment growth is expected in the service and retail sectors and growth in the tourism industry. As in the Cloverdale Planning Area, increased reliance upon tourism has spurred tremendous growth in agricultural promotion activities.

The unique agricultural, resource, scenic, and recreational values of this planning area create development pressures and land use conflicts. At issue is the protection of agricultural and resource lands, the extent of urban development in physically constrained areas with few services, the location and extent of visitor serving uses, and the extent of Urban Service Areas for Windsor and Healdsburg.

Objective LU-14.1: Manage terrace and instream mining of aggregates in the middle reach of the Russian River so that potential adverse impacts are minimized.

Objective LU-14.2: Make Windsor and Healdsburg the commercial and industrial centers for the planning area. Avoid additional commercial and industrial uses and tourist related businesses in the rural areas of this region. Maintain compact urban boundaries for Windsor and Healdsburg.

Objective LU-14.3: Avoid extension of urban services beyond designated boundaries.

Retain large parcel sizes within the future expansion area of Healdsburg to allow for efficient development upon annexation.

The following policies shall be used to achieve the above objectives:

Policy LU-14a: Use the Aggregate Resources Management Plan to identify and designate sites for extraction of aggregate resources. Prohibit terrace mining in the Alexander Valley.

Policy LU-14b: Avoid additional "Limited Industrial" and "Limited Commercial" designations outside Healdsburg and Windsor.

Policy LU-14c: In addition to the designation criteria for the "Recreation and Visitor Serving Commercial" category, use the following additional criteria for consideration of amendments to add this designation:

- (1) The amendment is consistent with the Agricultural Resources Element,
- (2) The use involves the restoration of a designated county landmark and does not require new structures or major building additions or the use is an improved campground or guest ranch located near a major recreation area,
- (3) Uses other than historic restorations are incidental to and compatible with the primary resource use of the parcel,
- (4) The use does not adversely impact adjacent agricultural or other resource uses,
- (5) Project traffic will not adversely impact the level of service or interfere with the movement of farm equipment, and
- (6) Adequate law enforcement, fire protection services, and water supply for fire suppression and domestic use are available.

Policy LU-14d: Expansion of the Healdsburg Sphere Of Influence west of Highway 101 does not conform to the intent of this plan.

Policy LU-14e: Use zoning to limit residential and commercial development within the urban boundary of Healdsburg prior to annexation or formation of an assessment district.

Policy LU-14f: Encourage annexation of the Fitch Mountain area to Healdsburg once the property owners have established a mechanism to improve streets, drainage, sewer, water, and electric facilities to city standards.

Policy LU-14g: Use the following criteria for consideration of expansion of the Public/Quasi Public category for the Rio Lindo Adventist Academy:

- (1) Any housing must be associated with the school and
- (2) Adequate services, including water, streets, and sewage disposal are available.

Policy LU-14h: The extension of sewer and water services provided by the City of Healdsburg is permitted only on proposed Lot 2 of PRMD file # PLP06-0101 for the City of Healdsburg Animal Shelter due to the public benefit provided by a public animal shelter. The uses allowed on Lot 1 and Lot 3 shall be limited to agriculturally related uses such as tasting rooms, wine warehousing and a vineyard management company.

Policy LU-14i: Proposed amendments of the Land Use Map for properties subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-14j: Properties within the former Windsor Specific Plan boundary may be zoned and/or subdivided to recognize existing legal residential units provided that the following criteria are met:

- (1) The dwelling must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,
- (2) An on-site survey by the Building Inspection Department is required to verify that the residences are substantial structures,
- (3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units,
- (4) Dwellings must be in excess of 840 square feet in area, and
- (5) These provisions shall only apply to areas outside of the Urban Service Boundary.

Policy LU-14k: Recognize the existing retail building, sorting building, and used car sales area on APN 091-100-012, as approved by the Board of Zoning Adjustments Resolution #04-022 for PLP03-0084, as related, ancillary uses to The Salvation Army rehabilitation facility on the subject property. The commercial uses of the subject property shall be limited to those uses that are related to and ancillary to the rehabilitation facility on the property.

Policy LU-14l: Within the area encompassed by the former Windsor Specific Plan, encourage the preservation of existing woodlands and hedgerows in project site design.

Policy LU-14m: Notwithstanding the existing Diverse Agriculture land use designation of the existing 2.7 acre industrial site identified as Nutradine (APN 086-030-017), continued processing (manufacturing) of nutraceuticals or nutrient related products, including manufacturing of products from substances not grown or raised on site or in the local area and modification to

procedures and materials can occur consistent with Use Permit PLP12-0005. Uses listed as "permitted uses" not requiring a Use Permit under the Limited Rural Industrial District, with the exception of vehicle and truck repair facilities and recycling collection facilities, are allowed subject to Design Review approval. Design Review shall address visual impacts of site development as viewed from Highway 101. All structures, including reconstruction or replacement structures, shall not exceed a combined footprint of 40,000 square feet, maximum 35 foot building height, and shall otherwise comply with development standards of the M3 (Limited Rural Industrial) Zoning District subject to septic permit compliance. An increase in the number of employees beyond 30 is dependent upon proof of adequate septic capacity and review and approval of a revised Use Permit. (Resolution No. 13-0480, December 3, 2013 PLP12-0005.

3.4 RUSSIAN RIVER AREA

The Russian River Planning Area extends from the Laguna de Santa Rosa westward to Austin Creek. It includes the Russian River resort area, Forestville, Guerneville, Monte Rio, Guerneville Park and Rio Nido. Many residential areas originally developed as second homes have now been converted to permanent residences. Cazadero and Forestville provide limited commercial services and more concentrated residential areas although they remain essentially rural.



The Russian River and redwoods provide the setting for extensive recreational activities. Redwoods are also a valuable natural resource. Apple orchards and vineyards are the chief agricultural endeavor.

The Land Use Plan for the Russian River area is based upon a population projection of 18,960, an increase of 2,498 over the 2000 population. In the future, a larger share of the resident workforce will be able to secure local jobs. Most of the employment is projected to be in population serving industries, reflecting the importance of tourist commerce.

The Russian River Planning Area has many existing parcels created by "paper subdivisions" that could not be developed due to steep slopes, inability to support septic systems, or lack of water. Others were developed as second homes during the heyday of the River as a resort. Since the 1970's, many second homes have been converted to permanent residences, increasing pressure to provide urban services.

Forestville, Mirabel, and Guerneville are now served by public sewer systems. Monte Rio and Camp Meeker are in the planning stages for sewer service. Along the river there are many small water systems that have problems providing adequate service to existing development.

Flooding is a major development constraint along the Russian River. Improvements have been substantial in both residential and commercial areas, and resulting impacts of flooding have become more costly. Recently, a new Redevelopment Area was established in the developed areas along the River in order to provide funds for community improvement, including elevation of existing homes in the flood zone.

The visual character and the economy of the area is tied to its natural resources. Protection of redwood groves and the river system is important to the community. Resource industries and tourist attractions are also important.

Another issue in this area is growth and development in Forestville. Specific issues that need to be addressed include the amount of additional development that could be absorbed without changing the rural character or straining public services, how to make available commercial and industrial opportunities to provide local employment, and how to preserve the desirable environmental qualities of the area.

Objective LU-15.1: Avoid new Urban Service Areas in the Russian River Planning Area.

Objective LU-15.2: Limit new uses within the floodway of the Russian River, as designated on the Federal Flood Insurance Rate Maps (FIRM), to recreation and visitor serving commercial uses without permanent structures. Prohibit amendments to the Land Use Map that would allow new residential subdivisions within the boundaries of the 100-year flood event.

Objective LU-15.3: Maintain a balance of commercial development between local serving and visitor oriented uses. Guerneville shall remain the primary commercial center of the area. Forestville, Rio Nido, Monte Rio and Cazadero are secondary commercial centers with primarily local serving commercial uses in keeping with the existing character and scale of the community.

Objective LU-15.4: Maintain the "rural village" character of Forestville through design and development standards that support small scale development with substantial open space and native landscaping.

Objective LU-15.5: Assure that the number and scale of recreation and visitor serving commercial uses in the resource and agricultural areas is compatible with maintenance of the quality of the natural resource. Consider natural resource production and maintenance as the primary use of the land.

The following policies shall be used to achieve these objectives:

Policy LU-15a: Phase residential and commercial development within the Forestville Urban Service Boundary to allow the community facilities and services adequate time to absorb new growth, and to maintain the community character. For any project of 10 or more housing units, require a precise development plan or master plan that specifies the maximum number of new residential units to be built per year.

Policy LU-15b: Require design review for major subdivisions within the Forestville Urban Service Boundary. Design review approval shall assure that:

- (1) Project scale and design is consistent with existing rural village character,
- (2) Project design gives priority to natural landscape over development, and preserves and enhances significant natural features,
- (3) The project retains open space amenities associated with a rural lifestyle,
- (4) The project provides for a variety of housing types and costs,
- (5) Where appropriate to the natural terrain, houses are clustered to maximize open space. To the extent allowed by law, require a long term scenic easement for the undeveloped portion of the property, and
- (6) The project includes pedestrian access connecting new homes with nearby commercial area.

Policy LU-15c: Avoid new Urban Service Areas or entities, except where necessary to resolve water quality problems resulting from failing septic systems.

Policy LU-15d: Require building envelopes on all tentative subdivision maps in order to minimize damage to redwood trees and protect the redwood ecosystem. Show on the map the precise location of any redwood trees within the building envelope that are greater than two feet in diameter at four feet above the ground.

Policy LU-15e: Use the "Limited Commercial" category outside Urban Service Boundaries only for uses that were existing as of 1986.

Policy LU-15f: Outside Urban Service Boundaries, consider new recreation and visitor serving commercial uses in the Resources and Rural Development category subject to the following criteria:

- (1) The use is located close to a major recreational area such as the Russian River,

- (2) The use is compatible with the primary resource use of the parcel,
- (3) Where practical the use will retain existing redwood trees and will not result in substantial damage to the redwood ecosystem,
- (4) The use would not adversely affect adjacent agricultural lands,
- (5) The use would not adversely affect the level of service on roadways,
- (6) Adequate water supply is available for fire suppression and domestic use,
- (7) Adequate police and fire protection are available, and
- (8) The use will not have an adverse visual impact on a scenic corridor or scenic landscape unit.

Policy LU-15g: Define the boundary of Forestville as that of the elementary school district for purposes of project referral.

Policy LU-15h: Consistent with the long standing, established visitor serving activities at the Korbel winery, the provision of food service in conjunction with the winery tasting room may be permitted. In addition, a restaurant open to the public may be permitted within the developed central portion of the winery property notwithstanding policy in the "Land Intensive Agriculture" category. Any such restaurant must support the sale and promotion of Sonoma County agricultural products and not adversely affect adjacent agricultural or resource areas or uses.

Policy LU-15i: The "Limited Commercial" designation of certain parcels along Highway 116 between Guerneville Road and Ross Station Road (APNs 84-060-05; 84-090-13; -27; 84-100-51, -52, -53, and -55) is intended for agriculturally related commercial uses only. The land use designation for APN 84-100-51 is a combination of "Limited Commercial" and "Rural Residential". Notwithstanding the density shown on the Land Use Maps, this parcel may be subdivided to separate the commercial and residential areas. APN 130-070-21 is developed with a deli/pie business to be considered legal and conforming to zoning, any new uses must be agriculturally related.

Policy LU-15j: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-15k: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State designated Highway 116 Corridor.

Policy LU-15l: The existing development of parcels 130-060-31 and 130-060-30, although nonconforming, shall be recognized because the parcels are within the Graton Sewer District. Parcel 130-060-31 has 54 mobile home units and one single family dwelling on \pm 8 acres. Parcel

130-060-30 currently has 4 low-income housing units. These two parcels may repair, maintain or replace in kind the existing housing stock. Additional units including second dwelling units are not permitted.

Policy LU-15m: As allowed by the Recreation and Visitor Serving Commercial land use category, allow consideration of a single family residence as the primary use of a property so designated in this planning area.

Policy LU-15n: The increase from 2 acre density to 1.85 acre density resulting in APN 83-060-072, 073, and 074 was made because the owner voluntarily elected to reduce the residential density on former APN 83-120-095 from Urban Residential, 2 units per acre to Urban Residential, 1 unit per acre and also agreed to dedicate parkland on APN 83-120-22. The net result of the proposal is a reduction of 4 units of residential density in the Forestville area. Notwithstanding the land use designation on APN 83-120-091, 092, 093, and 097, the property may only be developed with 1 dwelling unit each.

Policy LU-15o: The extension of sewer service to the Mirabel Heights area is intended solely for the purpose of mitigating public health problems resulting from existing land uses with failing septic systems. Notwithstanding Policies LU-3c, PF-1f, and PF-1g, the following specific policies will govern the establishment and operation of sewer service to the Mirabel Heights area:

- (1) Limit service to the existing land uses and vacant parcels within the boundaries of the Mirabel Heights Area Service Area Map, as adopted by the Board of Supervisors Resolution #98-0266, adopted March 3, 1998,
- (2) The force main pipeline connecting the Mirabel Heights Area to the Forestville County Sanitation District Treatment Plant is intended to provide sewer service only to the Mirabel Heights Area. Connections along the pipeline route between the treatment plant and the Mirabel Heights Area are prohibited,
- (3) Requests for sewer service outside of the Mirabel Heights Area may be found consistent with the General Plan if they meet all of the following criteria:
 - a. The parcel must be occupied by an existing use and front a collection line,
 - b. The use must be within 200 feet of the collection line,
 - c. The parcel must demonstrate a failing septic system, documented by PRMD,
 - d. The parcel must have conditions that render onsite repair of the failing septic system infeasible, as documented by PRMD,
 - e. The Forestville County Sanitation District must provide written certification that service capacity is available, and

- f. The connection is limited to serving development that is consistent with the General Plan and Zoning.

Policy LU-15p: The provision of sewer service to the community of Monte Rio is primarily intended to serve legally established uses (that is, existing residences, businesses, and other uses requiring sewer services) within the Urban Service Boundary. Connections of uses outside said boundary to the wastewater collection system or to the pipelines transporting wastewater to treatment and disposal sites are prohibited unless the proposed connections meet all of the following criteria:

- (1) The use to be served must be an existing legally established use that is consistent with the General Plan and Zoning,
- (2) The use to be served must be within 200 feet of a collection line or pipelines constructed to serve the Urban Service Boundary,
- (3) The use to be served must demonstrate a failing septic system and have conditions that render on-site repair of the failing septic system infeasible, as documented by PRMD, and
- (4) The agency operating the collection system must provide written certification that adequate service capacity is available for the connection.

Other than the connections outside the Urban Service Area allowed per the above criteria, no additional connections to vacant parcels outside the Urban Service Area shall be allowed unless the County amends the Urban Service Boundary. This amendment shall require environmental review per CEQA.

Policy LU-15q: Maximum buildout of the Highlands Resort (APN 070-060-043) constitutes 27 guest rooms. Maximum occupancy of the guest rooms shall be no more than 70 guests. At the 27 guest room build out, there shall be no tent camping. Until such time as buildout occurs, maximum occupancy of the resort shall not exceed 84 persons in guest rooms and/or tents. The use of space relating to the Resort's functioning, such as lobby, sitting/meeting room, office, laundry, owner's/manager's unit, etc is considered incidental and accessory to the Resort use. Due to potential impacts to neighbors, the following uses shall not be allowed under the "K" zoning for this parcel: restaurant, bar, lounge, disco, or other similar uses.

Policy LU-15r: This policy recognizes the existing use of APN 075-290-018 as a towing operation and vehicle storage yard for up to 40 vehicles. Two tow trucks and one flatbed hauler may be stored at the yard in addition to towed vehicles. No wrecking or dismantling is associated with this use. Notwithstanding the provisions of the Development Code pertaining to the legal non conforming uses, a garage to provide minor repairs to vehicles towed to the site, to service tow trucks used in the towing business and to store and service up to four of the owner's personal collector's vehicles is allowed in addition to the tow yard as a result of the use

permit application. No expansion of this use or change in use is allowed. Only repairs that are incidental and necessary for towed vehicles to be returned to running condition in order to drive them off the site are allowed as a result of this policy.

Policy LU-15s: Notwithstanding General Plan Section 2.2 (Residential Use Policy) which requires new urban land use densities be located in Urban Service Areas, residential land use on APN 082-042-039, at 8020 Mirabel Road, may be increased to eight units per acre with a 35% density bonus and developed to a maximum of eight units, provided that 30% of the units are affordable to low income households.

Policy LU-15t: With the exception of a 5+/-acre portion of APN 084-031-072 (Lot 2 of the Crinella Tentative Map in file PLP06-0076) further described below, APNs 084-031-071 and -072 are designated Urban Residential, 1 acre density land use and zoned RR (Rural Residential) B7 in order to allow for a maximum development of 11 lots on 62 acres with the remaining potential density (up to 51 units) transferred to the adjacent properties (APNs 083-080-001 and 084-031-069 & 070) exhausting the density on APNs 084-031-071 & -072 when the subdivision map records. Lot 2 of the Crinella Tentative map in file PLP06-0076 has a Limited Commercial land use designation and is zoned AS (Agriculture Services) B7. Land uses on Lot 2 of the tentative map shall be limited to agricultural production and processing, and residential uses consistent with the underlying zoning district.

Policy LU-15u: Notwithstanding the zoning of APN 130-060-009, the existing mini-mart is recognized as a legal and conforming use. The site consists of an approximately 980 square foot retail convenience store and four fueling pumps with eight fueling positions. See project PLP08-0068 for a detailed site plan and floor plan. The property owner may repair and maintain the facility, or replace it in the event of damage or destruction. The property owner is also authorized to engage in the sale of beer and wine subject to use permit approval and to make site improvements including, but not limited to, minor tenant improvements, facade and sign modifications, and new fuel pump canopies subject to design review approval. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or additional fuel pumps) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0068)

Policy LU-15v: Notwithstanding the zoning of APN 070-100-014, the two existing single family residences are recognized as legal and conforming uses. Additionally, the 200 square foot portion of the apartment, located on the first floor of the southerly building on this site is recognized as a legal conversion to commercial storage space for the adjacent commercial use on APN 070-100-015. The use of this space as commercial storage space is recognized as a legal and conforming use (see File PLP08-0066 for a detailed site plan and floor plan). The property owner may repair and maintain all of the above described facilities, or replace it in the event of damage or destruction subject to approval of building permits. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or outdoor storage) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0066)

Policy LU-15w: Notwithstanding the zoning of APN 094-130-008, the existing motel/resort is recognized as a legal and conforming use with a maximum of seven transient units, an office, and dwelling for the owner/caretaker of the parcel. See project file PLP08-0067 for a detailed site plan. The property owner may repair and maintain the facility, or replace it in the event of damage or destruction. Any other expansion or increase in the intensity of the use (i.e. the addition of square footage or additional buildings) is hereby prohibited. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0067)

3.5 SANTA ROSA AND ENVIRONS

The Santa Rosa and Environs Planning Area includes the flat terrain of the Santa Rosa Plain, several small valleys surrounded by rolling hills and the more rugged mountainous areas of the Sonoma and Mayacamas Mountain ranges. Major drainages include Santa Rosa and Mark West creeks, and the Laguna de Santa Rosa.

Most of the population in this area lives along the Highway 101 and 12 corridors. Significant amounts of rural residential development are located south and west of the cities and in isolated pockets in the east and northeast part of the planning area.



Most of the County's jobs are located in this planning area. This employment base draws a large workforce that commutes from the other parts of the County. Although agriculture is no longer the dominant economic force, vineyards and grazing and dairy operations remain.

This region is projected to add 32,652 people by 2020 and grow to a population of 223,400. Assuming full annexation of Santa Rosa's Urban Growth Boundary, the City's population would be 195,300, with the remaining 28,100 people in the unincorporated area.

The principal land use issues confronting the Santa Rosa region are:

- (1) The ability of public services to accommodate projected residential, commercial and industrial growth,
- (2) Protection of agricultural lands. Proximity to urban Santa Rosa has resulted in pressure to convert such lands to rural residential use, and
- (3) Future development in Southwest Santa Rosa prior to annexation by the City and annexation of the Roseland area and other existing developed land within the City's Urban Growth Boundary.

Objective LU-16.1: Avoid urban development within the Urban Service Boundary of Santa Rosa until annexation except where allowed by Specific or Area Plan as of 1986.

Objective LU-16.2: Limit future rural residential development to "infill" within areas already designated for such use.

The following policies shall be used to achieve these objectives:

Policy LU-16a: Require full urban improvement standards and services for discretionary commercial, industrial and urban residential projects within the Urban Service Boundary.

Policy LU-16b: Consider requiring joint city/county design review for projects within the Santa Rosa Urban Service Boundary.

Policy LU-16c: Encourage assembly of existing parcels for integrated redevelopment projects within the Roseland Redevelopment Area shown on the Land Use Map. When two or more parcels are aggregated for this purpose, the Land Use Map may be interpreted as allowing the land use shown for any of the aggregated parcels or public and quasi public uses. This interpretation is subject to the following additional limitations:

- (1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,
- (2) The project must be found consistent with the applicable goals and policies of the General Plan, and
- (3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process rezonings concurrently with the project.

Policy LU-16d: The intent of the land use designation for APN 79-190-018, 021 and 79-180-001 is to allow for four parcels.

Policy LU-16e: Recognize existing commercial, industrial, and public/quasi public uses outside Urban Service Boundaries. Limit expansion of these uses to that which does not necessitate extension of water and sewer.

Policy LU-16f: Avoid amendments to include additional commercial or industrial use outside Urban Service Areas.

Policy LU-16g: Unless otherwise provided in existing Specific or Area Plans, designate lands within the Santa Rosa Urban Service Area as "Rural Residential" in order to hold them for future annexation by the City. Maintain densities in these areas at the lower end of the range for this category.

Policy LU-16h: Designate the Brooks-Ward area "Limited Industrial" to recognize the eventual urban development allowed in the South Santa Rosa Area Plan. Use zoning to prevent further subdivision and urban development until the conditions established in that plan for this development have been met. Retain the land use designation "Light Industry/Planned Residential" in the plan but amend it to authorize interim uses consistent with the new zoning, such as single family dwellings on existing lots, provided water, septic and other standard conditions are met.

Policy LU-16i: Proposed amendments of the Land Use Map for property subject to the Franz Valley Area Plan shall be considered in light of policies contained in that plan.

Policy LU-16j: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Bennett Valley Area Plan along Bennett Valley Road shall be allowed to establish lot sizes in conformance with zoning in effect as of December 31, 1986.

Policy LU-16k: The "Recreation and Visitor Serving Commercial" designation is applied to "Morton's Warm Springs" (APN 55-040-32) to recognize the existing outdoor recreation use.

Policy LU-16l: Consider amendment of the urban design standards of the South Santa Rosa Area Plan to allow freeway oriented, attached, self illuminating signs for commercial use, consistent with Section 2.4 of the Open Space and Resource Conservation Element.

Policy LU-16m: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-16n: The "Resources and Rural Development" designation is applied to Cloverleaf Ranch (APNs 58-020-08 and 09) to recognize the existing youth camp, riding academy and day care uses.

Policy LU-16o: The "Diverse Agriculture," "Resource and Rural Development," and "Recreation and Visitor Serving Commercial" designations applied to Graywood Ranch (APNs 51-020-006, 010, 032, 055, 057, 058, 059 and 51-010-094 and 095 are intended to accommodate an approved development consisting of the following:

For the easterly 186+/- acres as shown on the approved Development Plan/Tentative Map:

- (1) A maximum of 11 residential units of varying acreage with one primary single family dwelling on each parcel,
- (2) A 50-room inn and spa with a 125 seat restaurant open to the public within approximately 20+/- acres of K (Recreation and Visitor Serving Commercial) zoning and on its own parcel, and

- (3) A winery with incidental retail sales, public tasting, and special events on its own parcel.

For the westerly 290 +/- acres:

- (1) A maximum of six residential lots of varying acreage including three existing dwelling units subject to a separate application

Policy LU-16p: Redevelopment and/or intensification of existing uses in the Santa Rosa Urban Service Area south of Todd Road is not desirable without the extension of sewer service. Development applications prior to annexation should be limited to uses that can be served by septic systems.

Policy LU-16q: The Franz Valley Area Plan Land Use Map designates the Mountain Home Resort area as Rural Residential and Recreation in order to recognize the existing recreational/commercial uses. Notwithstanding the General Plan and zoning designations, expansion of these uses may be approved, provided that the road limitations of the Franz Valley Area Plan are first considered.

Policy LU-16r: The Franz Valley Area Plan Land Use Map designates the Marine Cooks and Stewards facility property (APN 28-070-15, 120-210-30) as Institutional in order to recognize the existing use. Notwithstanding the General Plan and zoning designations, expansion of the use may be approved, provided that the load limitations of the Franz Valley Area Plan area are first considered.

Policy LU-16s: All uses on the 13 acre PQP parcel (059-350-094) shall require a use permit. Future property owners should be aware that the parcel is adjacent to the railroad right-of-way. Increased use of the railroad is anticipated on 13 acres as shown in the attached tentative map.

Policy LU-16t: The General Commercial designation is applied to properties at/near the intersection of Middle Rincon Road and Highway 12 (APN 183-300-023; 182-540-021, 022, 023, 024, 025, 026, 027, and 028). The intent of this policy is to recognize existing commercial businesses (APN 183-300-023; 182-540-024, and 028), but preclude further commercial development until annexation to the City of Santa Rosa. One single family dwelling is permitted on legally separate, undeveloped parcels.

Policy LU-16u: Use of the Recreation and Visitor Serving Commercial area on the Shiloh Meadows/Mayacama property (APN 067-340-041) shall be limited to 50 accommodation units and necessary and appropriately sized ancillary structures and facilities, which shall be owned and operated in a manner that is secondary to operation of the golf course on site.

Policy LU-16v: Notwithstanding the provisions of Policy PF-1f of the Public Facilities and Services Element, the Mayacama Development (formerly known as Shiloh Meadows) may be served by a privately owned and operated sewage treatment facility serving only parcel numbers 079-150-028, 067-260-030, 031, and all parcels in Book 67, page 340 subject to approval of a

private utility by the PUC. Prior to public operation of the treatment plant ceasing, the applicant and property owners shall enter into a separate recorded contractual agreement with the County of Sonoma detailing the operation and maintenance responsibilities for the sewage treatment plant. Said agreement may be modified in the future to reflect changes in waste discharge requirements or other circumstances. All such changes shall be recorded.

Policy LU-16w: Encourage interrelatedness of the Larkfield-Wikiup community and connection of the two commercial nodes and the residential developments. Encourage development of a park and community recreation center adjacent to Mark West School on Lavell Road and a passive recreational trail along Mark West Creek.

Policy LU-16y: Work with the City of Santa Rosa and residents and businesses in the Roseland area to implement the Sebastopol Road Urban Vision Plan.

Policy LU-16z: The intent of the Board of Supervisors in extending the Larkfield-Wikiup Urban Service Area to include the Sutter Medical Center of Santa Rosa/Luther Burbank Memorial Foundation site is to allow for a project of significant public benefit consisting of and limited to: An acute care hospital and ancillary medical facilities and offices on APN's 058-040-058 and -059; and a performing arts community center related to accessory community serving uses on APN's 058-040-060 and 061. All future uses and structures on the 53 acre site shall be subject to use permit review to demonstrate: 1) a significant overriding public benefit, 2) integration within the larger 53 acre site for shared infrastructure, roads, parking and open space, and 3) a high level of architectural and landscape quality suitable to a highly visible major community-serving site. (Resolution #10-0640, 8/24/2010 PLP05-0002).

Policy LU-16aa: The "Limited Commercial" designated portion of APN 044-190-008 (approximately 19.78+/- of the 63.15 +/- site) is intended to allow the existing landscape materials yard, pug mill, concrete batch plant, concrete recycling operations and stone manufacturing facility to operate as legal uses. See project file PLP08-0095 for a detailed project description, site plan and project conditions. The operator may repair and maintain the facility, or replace it in the event of damage or destruction only in the area designed as "Limited Industrial." No other uses listed in the "Limited Industrial" land use designation or the M3 (Limited Rural Industrial) District shall be allowed other than the described project. The remaining areas of the site shall retain the DA (Diverse Agriculture) land use and zoning designation and shall be restricted to the uses permitted in that district. Minor expansion of the existing uses may be considered with a Use Permit application. (Resolution No. 10-0920, 12/14/10, PLP08-0095).

Policy LU-16bb: The "Recreation and Visitor Serving Commercial" designation applies to APN 064-150-002 and is intended to allow the existing inn as a legal and conforming use with a maximum of four transient units with kitchenettes, and a primary dwelling unit with one bedroom for the owner/caretaker of the parcel. See project file PLP08-0084 for a detailed site plan. The owner may repair and maintain the facility, or replace it in the event of damage or destruction only in the existing developed area. No other uses in the General Plan designation RVSC (Recreation and Visitor Serving Commercial) shall be allowed other than the above described transient uses. The site shall otherwise be restricted to the allowed uses of the DA (Diverse Agriculture) General Plan Zoning Designation. (Resolution No. 10-799, 11/2/2010 PLP08-0084).

Policy LU-16-cc: Further utilization of General Plan Policy OS-1c is prohibited on the 58 acre site (APN 058-080-056 and -61) that includes approved entitlements (PLP06-0099) for a maximum congregation of 1,500 people and limiting existing on-site buildings to the following uses and sizes: a 28,000 square foot assembly hall and indoor recreation area, a 24,000 square foot assembly hall, a 5,400 square foot fellowship hall/meeting rooms, a 4,800 square foot children's activities hall, a 6,600 square foot youth classroom building, a 1,800 square foot office/meeting room/classroom building, associated parking and a 4.3 acre athletic field. A scenic Open Space Easement for the 39.815 acre agricultural portion of the property further restricts uses of that portion of the property to only agricultural uses. Further expansion and/or intensification of church uses on the subject site shall be prohibited. No new buildings shall be constructed on-site unless they are replacement buildings that shall not exceed the existing square footage of the former buildings. (Resolution No. 07-0480 adopted June 5, 2007; PLP06-0099)

3.6 SEBASTOPOL AND ENVIRONS

The Sebastopol and Environs Planning Area includes the City of Sebastopol, the communities of Graton, Bloomfield and Valley Ford, and portions of the Laguna de Santa Rosa. Extensive areas of rural development are mixed with small farms and orchards. Most area residents live in single family homes in Rural Residential areas that are intermixed with apple orchards, vineyards, truck farming and other agricultural activities. Although the region is known for its apple production, its agriculture has become increasingly diversified in recent years, including expansion of vineyards.



The Land Use Plan for this area serves a population projected to be 31,720, including 22,100 in the unincorporated area. Increased local employment opportunities are projected that should reduce out commuting.

The area's economy is fairly well balanced among agriculture, manufacturing and other basic industries, and retail trade and services. Many residents commute to work in Santa Rosa and other employment centers outside the area.

Land use issues in this planning area involve urban development in Sebastopol and Graton, strip development along Highway 116, and expansion of rural residential development. Numerous businesses front on Highway 116 particularly in a two mile strip between Cooper and Hessel Roads. While existing commercial uses are recognized, new highway oriented businesses should be avoided to minimize traffic and safety problems and to encourage location of these uses in nearby Urban Service Areas.

In rural areas, rural residential development may conflict with existing and new agricultural uses and practices, particularly since the rise in agricultural promotion and tourism in recent years.

Objective LU-17.1: Avoid commercial, industrial, and urban residential uses within the Sebastopol Urban Service Area until annexed by the city.

Objective LU-17.2: Avoid new commercial and industrial designations in the Highway 116 corridor.

- Objective LU-17.3:** Assure that commercial development in rural portions of the area is of a scale, intensity, and design which is compatible with the area's rural and scenic character.
- Objective LU-17.4:** Avoid conversion of agricultural lands to non agricultural uses. Development shall be compatible with protection of agricultural lands and agricultural production.
- Objective LU-17.5:** Avoid urban development that would significantly affect the natural vegetation, wildlife habitat or rare or endangered species in the designated wetlands and riparian areas along the Laguna de Santa Rosa, Estero Americano, Atascadero Creek, Blucher Creek, and other sensitive areas. Design rural development to conserve groundwater, soil resources and conifer forests to the maximum extent feasible.

The following policies shall be used to achieve these objectives:

Policy LU-17a: Prior to development of a public water system for Graton, re-evaluate the location of its Urban Service Area. Avoid expansion of the Urban Service Area west of Atascadero Creek or east of Gravenstein Highway.

Policy LU-17b: Avoid urban level services within the Urban Service Area surrounding the City of Sebastopol prior to annexation except where consistent with the policies of the Public Facilities and Services Element. Development in that area prior to annexation may be served by rural services and shall be designed to permit realization of the urban potential upon annexation.

Policy LU-17c: Avoid the "General Commercial" and "General Industrial" land use categories outside the Sebastopol and Graton Urban Service Areas.

Policy LU-17d: Consider designation of vacant sites or sites with vacant buildings east of Bowen Street and south of Graton Road in Graton from commercial/industrial use to urban residential use if surrounding areas, water resources and service levels are not adversely affected.

Policy LU-17e: Avoid new "Limited Commercial" and "Limited Industrial" designations outside of the Sebastopol and Graton Urban Service Areas.

Policy LU-17f: Avoid discretionary projects on "Limited Commercial" or "Limited Industrial" lands unless the use:

- (1) Serves the commercial, service, employment or agricultural processing needs of the planning area,

- (2) Is compatible with adjacent residential or agricultural uses,
- (3) Would not adversely affect the level of service on public roadways or interfere with the movement of farm vehicles,
- (4) Provides mitigation for visual impacts within a designated Scenic Corridor through appropriate setbacks, landscaping, and/or screening, and
- (5) Is in keeping with the scale and character of the community.

Policy LU-17g: Avoid additional residential density within the agricultural and resource categories except as allowed by the agricultural and "Resources & Rural Development" categories. Avoid designation of agricultural and natural resource lands to other categories.

Policy LU-17h: Require that building envelopes provide a minimum 100 foot setback from any property line or other mitigations for subdivisions within an agricultural category.

Policy LU-17i: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the 200' State-designated Highway 116 Corridor.

Policy LU-17j: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-17k: Commercial uses on the 2.8 acres of APN 027-180-034 designated "Limited Commercial" shall be restricted to agricultural service uses. Any further subdivision of APN 027-180-034, -035, and -036 is contrary to this policy and the Land Use Map.

Policy LU-17l: All new commercial uses on parcel 026-010-066 shall require a use permit or use permit waiver to insure compatibility with the surrounding community.

Policy LU-17m: Notwithstanding Policy LU-17e and the Limited Industrial designation of APN 130-152-008, a school or similar use may be considered consistent with the land use designation, as a transition between the industrial uses west of Bowen Street, and the residential uses to the east. Uses that can be accommodated primarily by the existing building, do not adversely impact water resources and service levels, and are compatible with both the industrial and the residential uses, may be found consistent.

Policy LU-17n: Refer to the City of Sebastopol for review and comment any application for discretionary projects in the vicinity of the Urban Service Boundary.

Policy LU-17o: Notwithstanding the density limitations of the General Plan and zoning district, properties within the Hessel Local Area Development Guideline boundaries with the land use

designation of Rural Residential (3 - 5 acres per dwelling unit) may be allowed a subdivision to recognize no more than two lots each with an existing single family residence, provided the following criteria are met:

- (1) The existing single family residences must be of conventional construction and must have legal Building Permits, or the applicant shall provide County Assessor records demonstrating the single family residence(s) was constructed on the project site prior to 1962,
- (2) Each existing single family residence must be greater than 840 square feet in size, and must have no prior Planning or Building Permit approvals described as a second dwelling unit, farm family unit, agricultural employee unit, pool house, cabana, or guest house,
- (3) The property owner(s) has applied for and agreed to a Zone Change to place the "Z" (Second Unit Exclusion) combining district on the subject property,
- (4) All resultant parcels of a subdivision must meet the 1.5 acre minimum parcel size requirement in the Sonoma County Zoning Ordinance for parcels served by private wells and septic systems,
- (5) Each of the existing single family residences must be served individually with their own on-site septic system and on-site well,
- (6) An on-site inspection and report is required by a qualified Registered Environmental Health Specialist or Registered Civil Engineer, to the satisfaction of PRMD, to verify if the septic systems are functioning properly. If the septic systems have a history of failures, or are substandard and do not meet current County requirements, appropriate repairs or upgrades of the on-site systems may be required,
- (7) Each of the existing single family residences must meet all zoning requirements and property line setbacks (front, side, and rear), including resultant property lines from a subdivision, without a variance and must meet all applicable subdivision requirements set forth in the County Subdivision Ordinance,
- (8) If subject property is in a Zone 3 or Zone 4 water scarce area, the applicant must prove to the satisfaction of PRMD that each single family residence has adequate water supply,
- (9) Each of the existing single family residences must be served by an individual driveway off a public or private roadway or must demonstrate through the Encroachment Permit process that each single family residence can be served by an individual driveway, and
- (10) The project would not result in any major physical changes or additional development of the site.

Policy LU-17p: Notwithstanding the General Plan land use designation of Limited Industrial and the zoning designation of MP Industrial Park District, for all or portions of APNs: 061-050-014; -028, -029, -030, -047 and -057, only the following uses specifically set forth in this policy shall be permitted, with or without a use permit, as may be required by the applicable zoning regulations:

- (1) beekeeping,
- (2) growing and harvesting of shrubs; plants; flowers; trees; vines; fruits; vegetables; hay; grain; and similar food and fiber crops, subject to the limitations of the Zoning Ordinance and General Plan regarding creek setbacks and management plans,
- (3) preparation of food and beverage products,
- (4) processing of food and beverage products,
- (5) warehousing of food, beverage and agricultural related products; whether or not produced, prepared or processed on the site,
- (6) cold storage of fruits, vegetables, dairy products of other food products either processed or not processed on the site,
- (7) bottling, canning, or packaging of agricultural products,
- (8) distribution of fruits, vegetables, dairy products and other food products,
- (9) agricultural processing and production, fermentation, barrel aging, and distillation (but not high-proof alcohol prohibited by the Waste Discharge Requirements of the North Coast Regional Water Quality Control Board),
- (10) bottling, casing, warehousing and distribution related to the type of agricultural grown locally,
- (11) incidental retail sales of agricultural products processed on site,
- (12) private marketing events for wholesale customers, not open to or advertised to the general public or retail customers,
- (13) research development and testing facilities related to agriculture and agricultural products,
- (14) ancillary and accessory uses including office and administrative support facilities for uses specified in this policy,
- (15) fabrication and distribution of agricultural materials, equipment, and other agricultural items,
- (16) daycare and health and exercise facilities for the sole use of employees of businesses located at the site,
- (17) maintenance and improvements of existing telecommunications facilities on the site,
- (18) non commercial dining and food preparation facilities such as lunch and break rooms for the sole use of employees of businesses located on the site,
- (19) water and wastewater facilities used in conjunction with permitted uses, and
- (20) vehicle storage for public school districts when screened from Scenic Corridors.

The owner may replace structures, but the replacement structures shall not exceed the size and height of the structures replaced, and proposed relocated structures shall conform to the setback requirements of the MP-Industrial Park zoning District.

Policy LU-17q: Notwithstanding the minimum lot size limitations of the Diverse Agriculture land use category and the DA (Diverse Agriculture) zoning district, the Diverse Agriculture land use and DA zoning designations, and a minimum lot size of 7.61 acres, are considered consistent with the General Plan for a 7.61 acre parcel resulting from the merger of two existing parcels, APN's 130-262-031 and -032, based on the site's current "Intensive Agriculture" designation in the West Sebastopol Area Plan, the existing and historical agricultural use on the site, on-site soil types and water availability suitable for crop production, and the existing pattern of small and large lots in the vicinity. The Diverse Agriculture land use designation is not considered growth inducing because overall development potential of the site is decreased by one single family residence and one second dwelling unit due to the merger of APN's 130-262-031 and -032 into a single parcel. Notwithstanding the Diverse Agriculture land use and DA zoning designations for the site, to avoid incompatible on-site uses to surrounding residential parcels and potentially negative visual impacts along the Highway 116 scenic corridor, the following land uses shall be prohibited even with a use permit application: Confined (continuously) livestock operations; livestock feed yards and animal sales yards; commercial mushroom farm (involving outdoor growing or composting); commercial horse stables, horse boarding, riding academies, equestrian riding and driving clubs, and hunting clubs; slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards; game preserves and refuges; campgrounds; commercial kennels; private landing strips; commercial wood yards, including wood splitting and golf courses and driving ranges. Resolution #10-0473, adopted 6/08/10 PLP08-0029.

In addition, prior to December 31, 2027, any winery on the site is prohibited from: (1) increasing maximum annual production capacity beyond 26,500 cases per year, and (2) having more than 16 special events per year (12 marketing luncheons or dinners with up to 40 participants and 4 industry-wide events with up to 150 participants). Resolution No. 12-0513, adopted 10/23/2012, PLP08-0029.

3.7 ROHNERT PARK - COTATI AND ENVIRONS

The Rohnert Park - Cotati Planning Area is located in central Sonoma County along the Highway 101 corridor and includes Rohnert Park, Cotati, and Penngrove. Sonoma Mountain forms a continuous backdrop visible from throughout the area.

This is the smallest of the nine planning areas, but has the highest population density and the highest portion of its population within incorporated cities. Extensive Rural Residential development is located south and west of Cotati, around Penngrove, and in the Sonoma Mountain foothills.



Most of the area's jobs are in retail sales and services in Rohnert Park and Cotati. Many area residents commute to work in Santa Rosa, Petaluma and the Bay Area. Livestock grazing and forage crops are the predominant type of agriculture in the rural areas, although vineyard acreage is increasing.

Population is projected to be 65,040 people by 2020, but only 5,040 people in the unincorporated area. Jobs are expected to increase due to added opportunities in the cities.

The voter approval of Urban Growth Boundaries for both Rohnert Park and Cotati has helped address the issues of City expansion into surrounding agricultural and community separator lands. However, development in these cities continues to have impacts upon rural and community residents in the unincorporated area.

Objective LU-18.1: Avoid urban residential, commercial, or industrial uses within the Rohnert Park and Cotati Urban Service Areas until such lands are annexed.

Objective LU-18.2: Limit new commercial and industrial development to the cities and the Urban Service Area of Penngrove.

The following policies shall be used to achieve these objectives:

Policy LU-18a: Apply the commercial and industrial categories only in the Penngrove Urban Service Area and to sites designated for such use by Specific or Area Plans in effect as of 1986.

Policy LU-18b: Use the following criteria for approving discretionary projects in the "Limited Commercial" or "Limited Industrial" category.

- (1) The use specifically serves the service, employment or agricultural processing needs of planning area residents,
- (2) The use is compatible with adjacent residential or agricultural uses,
- (3) The use does not adversely affect the level of service on public roadways and would not interfere with the movement of farm vehicles, and
- (4) If the use would be located within a designated Scenic Corridor, visual impacts can be mitigated by appropriate setbacks, landscaping, or screening.

Policy LU-18c: Provide for small scale campgrounds and guest ranches if consistent with the Agricultural Resource Element and if the use does not adversely affect traffic level of service and adequate water, police and fire services are available.

Policy LU-18d: Place conditions on discretionary projects to minimize potential adverse impacts on soil and biotic resources, wildlife, designated scenic resources, Crane Creek Park and the Fairfield Osborn Preserve.

Policy LU-18e: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Sonoma Mountain Area Plan may be permitted minimum lot sizes as shown in that plan.

Policy LU-18f: APN 047-081-40 may, upon proof of septic suitability and public water availability, be rezoned and subdivided at a 1.5 acre density.

Policy LU-18g: Properties within the Penngrove Area Plan boundary may be zoned and/or subdivided to recognize existing legal residential units provided that the following criteria are met:

- (1) The dwellings must have legal building permits or the applicant shall provide proof that the building was constructed prior to 1960,
- (2) An on site survey by the Permit and Resource Management Department is required to verify that the residences are substantial structures,
- (3) The applicant must prove to the satisfaction of the Permit and Resource Management Department that separate and adequate water supply and sewage disposal systems exist or can be established for the units, and
- (4) Dwellings must be in excess of 840 square feet in area.

Policy LU-18h: Permit the extraction of groundwater from an existing well, subject to conditions of UP 94-347 for the purpose of allowing the extraction of groundwater and its transportation to an offsite bottling facility (APN 045-222-020).

Policy LU-18i: Development in the Canon Manor West Subdivision is restricted to one house per existing lot. The County will not accept applications for creation of additional lots until:

- (1) All water, wastewater, and road improvements to be provided under the Canon Manor West Assessment District are installed and operational,
- (2) There is demonstrated sewer capacity available to serve additional lots,
- (3) The Agreement between the County and the City of Rohnert Park regarding the provision of sewer service has been amended to accommodate creation of new lots, and

- (4) The Penngrove Water Company well use permit has been amended to allow service to and connection of the additional lots.

3.8 PETALUMA AND ENVIRONS

The Petaluma and Environs Planning Area, in the southwest portion of the county, extends from south of Penngrove to the Marin County line and from the Sonoma Mountains to Two Rock. Dominant natural features include the Sonoma Mountains, the rolling hills around Petaluma, and the Petaluma River and marshes. Historically, this area has been the production center for poultry and dairy products. Although the poultry industry has declined, milk has been one of the county's leading agricultural commodities. In recent years, agricultural production has diversified to include vineyards, flowers, olive groves, and other specialty crops.



The Petaluma area has a relatively large share of financial, communications, business services and personal services employment. However, its proximity to Marin and San Francisco results in a significant daily commute. The population is concentrated in Petaluma and in rural residential areas adjoining the city limits. Between 2000 and 2020, the population of the area is expected to increase to 76,300. Local jobs are predicted to increase as well. The major share of population and employment growth is planned to occur in Petaluma, with relatively little commercial and industrial land available in the unincorporated area.

Urban Service Area issues in the Petaluma area are related to the capacity of existing sewer and water facilities to serve projected growth the extent of the Urban Service Boundary, and the timing of service extensions. Agricultural issues include fluctuating markets for the dairy and livestock industry and the difficulties in maintaining agricultural viability. A third issue is whether commercial or industrial development should be located outside the Urban Service Boundaries, particularly recreation and visitor serving commercial uses associated with area recreation. There is also a need to maintain use of the Petaluma River in order to support river-dependent commercial and industrial uses.

- Objective LU-19.1:** Avoid extension of Petaluma's Urban Service Boundary and limit urban residential development to the Urban Service Area when annexed by the City.
- Objective LU-19.2:** Make Petaluma the commercial and industrial center for the southwestern Sonoma County area. Restrict commercial uses to locations within its Urban Service Area and to existing areas allowed by Specific or Area Plans as of 1986.
- Objective LU-19.3:** Limit recreation and visitor serving uses in rural areas.
- Objective LU-19.4:** Avoid commercial and industrial development and residential densities greater than one unit per 60 acres on lands that contain important natural resources.

The following policies shall be used to achieve these objectives:

Policy LU-19a: Use zoning to avoid new urban uses within the Petaluma Urban Service Area prior to annexation by Petaluma.

Policy LU-19b: Refer to the City of Petaluma for review and comment any application for discretionary projects within one mile of the Urban Service Boundary.

Policy LU-19c: Apply the "General Commercial" and "General Industrial" categories only to appropriate uses existing as of 1986 inside the Urban Service Boundary. Apply the "Limited Commercial" and "Limited Industrial" categories only to appropriate uses existing as of 1986. However, consider additional river dependent commercial and industrial uses along the Petaluma River, where necessary to maintain the river as a navigable waterway connecting the Bay to downtown Petaluma.

Policy LU-19d: Use the following criteria for approval of discretionary projects in the "Limited Commercial" and "Limited Industrial" category:

- (1) The use specifically serves the service, employment, or agricultural processing needs of local area residents or the local agricultural community,
- (2) The use is compatible with adjacent residential or agricultural uses,
- (3) The use won't adversely affect the level of service on public roadways and will not interfere with the movement of farm vehicles, and
- (4) If the use is located within a designated scenic corridor, mitigate visual impacts by appropriate setbacks, landscaping, and/or screening.

Policy LU-19e: Limit uses at Infineon Raceway (on APN 068-150-049, -050, and -056; 068-190-030; 068-100-024) to racing and related vehicle uses, and limited ancillary uses provided that a use permit is approved. Racing and vehicle uses means the storage, repair, fabrication, maintenance and modification of vehicles. "Fabrication" does not include assembly-line or mass production of vehicles. Ancillary uses are to be limited to timing and scoring facilities, media facilities, emergency medical facilities, concession stands and a novelty shop. Permanent lodging facilities, general commercial, industrial and manufacturing uses are not permitted. Notwithstanding the Land Extensive Agriculture and Diverse Agriculture land use designations and uses prescribed by the Land Extensive and Diverse Agriculture zoning districts to the west of the Infineon Raceway facility, certain temporary and/or ancillary raceway uses are permitted on these lands. As depicted on the Sears Point Master Plan, approved April 25, 2000, temporary uses are limited to event parking on APN 068-100-057 through -059, event related trailer parking on APN 068-100-042 through -050, 057, and -061, and will call trailer and related vehicle parking on APN 068-100-055. Ancillary uses are limited to a wetland mitigation area on APN 068-100-057 and -059. Roadway access shall be provided to/from Lakeville Highway to/from the main Infineon Raceway facility as depicted on the Sears Point Master Plan. All temporary and/or ancillary uses will be governed by the conditions of the Use Permit for Infineon Raceway. The above indicated Lakeville Properties, APN's 68-100-037 through -061 and the Cougar Mountain parcel, APN 68-150-056, may also be used for an annual bicycle and running event as approved by a Use Permit.

Policy LU-19f: Limit uses at Port Sonoma to future ferry services and to those existing or approved by use permit. Permanent lodging facilities, general commercial, industrial or manufacturing uses are not permitted. For purposes of this policy, anything other than week end occupancy of boats by their owners shall be considered within the parameters of a "permanent lodging facility".

Policy LU-19g: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Sonoma Mountain Area Plan may be permitted minimum lot sizes as shown in that plan.

Policy LU-19h: Development within the watershed above the City of Petaluma water delivery system designated in the Sonoma Mountain Area Plan is subject to the following policies:

- (1) Review all development proposals in the vicinity with regard to their beneficial and adverse impacts,
- (2) Encourage greater public awareness relative to wildlife and wildlife management programs,
- (3) Encourage the use of natural areas for educational purposes, and
- (4) Enforce County Ordinance 1108, which provides criteria for stream maintenance and construction encroachments.

3.9 SONOMA VALLEY

The Sonoma Valley Planning Area extends from Bennett Valley and Kenwood south to San Pablo Bay and from the crest of the Sonoma Mountains east to the Sonoma-Napa County line. The valley and foothills are among the finest vineyard regions in the world. In the southern area, the mountains and foothills give way to an alluvial plain, estuaries, and tidal marshlands.



Population is concentrated in Sonoma and in the adjacent unincorporated communities of Agua Caliente, Feters Hot Springs, El Verano and Boyes Hot Springs. Other communities include Kenwood and Glen Ellen. The balance of the area's population is scattered in rural agricultural and hillside areas at very low densities.

Agriculture, particularly vineyard cultivation, wine processing, and tourism are mainstays of the area's economy. Some manufacturing and service businesses exist along Eighth Street East. Much of the local employment is in the "retail trade" and "services" sectors. Many workers commute to jobs outside the Valley.

By 2020, population of the planning area is expected to reach 48,990 people. 34,400 of this population is expected in the unincorporated area, particularly in the Urban Service Area along Highway 12, with the remaining 14,590 people within the City of Sonoma. Local job growth is projected primarily in the "services" and "retail" sectors.

The principal land use issues in the Sonoma Valley area pertain to:

- (1) the relationship between growth and traffic congestion,
- (2) the need to upgrade existing public services and infrastructure,
- (3) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources,
- (4) the cumulative impacts of tourism associated with wineries and special events, and
- (5) the availability and quality of water resources.

In 1992, the City and County formed the Sonoma Valley Citizens Advisory Commission, a joint City/County group that is responsible for reviewing and advising the City and County on issues of concern to valley residents. The Commission continues to provide an important forum for this purpose.

- Objective LU-20.1:** Seek to jointly coordinate and monitor development within the City of Sonoma and the unincorporated Urban Service Area. Discourage urban development within Sonoma's Urban Service Boundary until annexation by the city (excluding parcels within the Sonoma Valley Redevelopment Area).
- Objective LU-20.2:** Restrict future industrial development in the unincorporated area to designated areas along the 8th Street East corridor.
- Objective LU-20.3:** Sonoma is the primary retail and service center for the Sonoma Valley. Boyes Hot Springs, Glen Ellen, and Kenwood are secondary commercial centers. Limited commercial uses shall be restricted to these areas.
- Objective LU-20.4:** Implement the Sonoma Valley Redevelopment Plan and the General Plan in a consistent manner. Encourage private redevelopment by providing flexibility in the range of land uses within the Redevelopment Area.
- Objective LU-20.5:** Limit recreation and visitor serving uses in resource areas to low intensity or outdoor uses.
- Objective LU-20.6:** Accommodate future rail freight service in Sonoma Valley

The following policies shall be used to achieve these objectives:

Policy LU-20a: Avoid urban residential and commercial development within Sonoma's Urban Growth Boundary until annexed by the City.

Policy LU-20b: In general, encourage annexation by the city prior to urban development on parcels that are within the Sonoma Valley Sanitation District and within the city's primary Sphere of Influence. Require annexation for urban residential development in this area. Parcels within the Sonoma Valley Redevelopment Area are exempt from these policies.

Policy LU-20c: Establish procedures for joint city/county review of major projects within the City and the County. Continue to utilize the Sonoma Valley Citizen's Advisory Commission as an advisory body to the two jurisdictions for this purpose.

Policy LU-20d: Recognize certain existing commercial development on the Land Use Map with the "Limited Commercial" land use designation to encourage and facilitate the maintenance,

upgrading, and redevelopment of commercial structures within the Sonoma Valley Redevelopment Area.

Policy LU-20e: Recognize certain identified vacant and/or residentially developed parcels along Highway 12 within the Sonoma Valley Redevelopment Area with "Limited Commercial - Traffic Sensitive" land use designation.

Policy LU-20f: Continue to utilize the "Traffic Sensitive" zoning district for the "Limited Commercial" and "Limited Commercial - Traffic Sensitive" categories that limit the uses allowed to specified traffic impact levels. Apply this zoning to all such designated parcels in order to limit new or expanded commercial uses to those that would result in traffic levels consistent with the Circulation and Transit Element.

Policy LU-20g: Encourage assembly of existing parcels for integrated redevelopment projects within the Sonoma Valley Redevelopment Area. When two or more parcels are aggregated for this purpose, the Land Use Map may be interpreted as allowing limited commercial land use when parcels designated "Limited Commercial" or "Limited Commercial - Traffic Sensitive" are aggregated or public and quasi public uses, subject to the following minimum limitations:

- (1) The project, on referral of an application, must be found consistent with the Redevelopment Plan and found to further the purpose of area rehabilitation by the Redevelopment Agency,
- (2) The project must be found consistent with applicable goals and policies of the General Plan but particularly must not result in traffic levels that exceed the level of service allowed by General Plan policy, and
- (3) The project must not have a detrimental effect on the health, safety, or welfare of the surrounding area.

Process any needed rezoning concurrently with the project.

Policy LU-20h: Notwithstanding the general requirement for a 10 acre minimum lot size in the "Diverse Agriculture" category, the areas within the Bennett Valley Area Plan along Sonoma Mountain and Enterprise Roads designated "Diverse Agriculture", 10 and 15 acre residential density, shall be allowed to establish lot size in conformity with zoning in effect as of December 23, 1986.

Policy LU-20i: Use the "Limited Commercial" and "Limited Commercial - Traffic Sensitive" categories for commercial lands in communities with urban services, including Boyes Hot Springs/El Verano/Agua Caliente, Glen Ellen and Kenwood. Require that new uses meet the following criteria:

- (1) The size, scale, and intensity of the use is consistent and compatible with the character of the local community,

- (2) Capacities of public services are adequate to accommodate the use and maintain an acceptable level of service,
- (3) Design and siting are compatible with the scenic qualities and local area development guidelines of the local area, and
- (4) Siting of structures is compatible with planned infrastructure improvements such as roadway widening and under grounding of public utilities.

Policy LU-20j: Encourage the development or redevelopment of existing commercial land as a greater priority than designation of additional lands for new commercial uses. Approve new commercial designations only if they meet the following minimum criteria and where applicable comply with Policies LU-20g and LU-20i:

- (1) The lands are in an Urban Service Area or in Kenwood,
- (2) The existing supply of commercial land is insufficient to meet projected needs, and
- (3) Service capacities, including water and sewer systems and roads, are adequate to accommodate the additional development.

Policy LU-20k: The "Recreation and Visitor Serving Commercial" designation is applied to "Morton's Warm Springs" (APN 50-220-51) to recognize the existing outdoor recreation use.

Policy LU-20l: Require building envelopes for all subdivision maps in the "Resources and Rural Development" category.

Policy LU-20m: The existing concrete batch plant on APN 052-471-06 may be repaired, reconstructed or improved notwithstanding its land use designation.

Policy LU-20n: Development on APNs 133-010-36, -40, -41, -42, -43; 133-030-011, 130-020-018, 028 and 133-030-016, 017 may be clustered below the 600 foot elevation contour in exchange for the dedication of open space easements in perpetuity on that portion of the properties above 600 feet. Additional density may be allowed, at the discretion of the Board, if the owners of the properties subject to this policy offer fee title park or permanent open space dedications to the County for that portion of their property over 600 feet in elevation. In the event of a dedication in fee, the overall density on any such parcel shall not exceed one unit per 20 acres. This policy shall apply to that area with respect to the 1200 foot contour on APNs 133-010-63, 64, 65, 054-100-08 and the 1400 foot contour on APN 54-100-10.

Policy LU-20o: The Limited Commercial designation on APN 050-250-33 applies to an existing restaurant that may be improved, expanded, repaired, or replaced by use permit. This

designation does not apply to any other use permitted under the Limited Commercial designation.

Policy LU-20p: The General Commercial designation is applied to the Clemente Inn property only to accommodate a proposal to renovate the former hotel. It is the intent of the Board of Supervisors that if the Clemente Inn building were to be removed, the property be returned to the "Urban Residential 8 units/ac" designation (APN 056-251-038).

Policy LU-20q: If golf course uses are abandoned, no more than 15 residential units may be placed on the combined acreage represented by APNs 142-042-03, -16 and -20. The owner of these parcels may continue to utilize the existing 9-hole golf course on the properties and may expand the golf course to 18 holes. In such event, the maximum residential density shall not exceed one dwelling unit per 5 acres on that portion of the property not utilized for golf course purposes.

Policy LU-20r: APN 128-530-001 to 005 consisting of approximately 160 acres, are designated 100 acre density on the Land Use Map. However, a 3 lot reconfiguration of such property may be found consistent with this plan because three dwellings already exist on the property. Except as provided by the policies of the Agricultural Resources Element, no more than one dwelling shall be allowed on each of the three parcels permitted by this policy.

Policy LU-20s: APN 128-322-12 is designated "Limited Commercial". However, the parcel is included in a traffic sensitive area and has the possibility of conflicting with adjoining residential uses. Accordingly, zoning shall be used to insure that development of the parcel is limited to commercial uses generating low levels of traffic and to insure that any future commercial uses are visually and otherwise compatible with surrounding residential uses.

Policy LU-20t: APNs 056-201-62, -66, -67 and -76 are designated "Urban Residential" partly because the 1989 General Plan EIR does not address the traffic impacts of 6.4 acres of "General Commercial" uses in the area. The Board would consider a General Plan amendment to a commercial land use category provided that the proposal is accompanied by adequate environmental information and proposes a traffic sensitive commercial use.

Policy LU-20u: A reconfiguration of APNs 127-051-03, -04; 127-061-47, -57, -50; 127-022-53 and -54 may be considered consistent with this plan in light of the topographic features of the property provided that no additional development potential results and the minimum parcel size is no less than 20 acres.

Policy LU-20v: Consider adopting a manual of Local Area Development Guidelines comprised of policies from previous Specific Plans and new policies consistent with this plan.

Policy LU-20w: The following policies apply to the tidal marshlands bordering San Pablo Bay:

- (1) Marshes and mudflats should be maintained to the fullest possible extent to conserve fish and wildlife and to abate air and water pollution. Filling and diking that eliminate marshes and mudflats should therefore be allowed only for purposes providing substantial public benefits and only if there is no reasonable alternative. Marshes and mudflats are an integral part of the Bay tidal system and therefore should be protected in the same manner as open water areas,
- (2) Any proposed fills, dikes, or piers should be thoroughly evaluated to determine their effects on marshes and mudflats and then modified as necessary to minimize any harmful effects, and
- (3) To offset possible additional losses of marshes due to necessary filling and to augment the present marshes:
 - (a) former marshes should be restored when possible through removal of existing dikes,
 - (b) in areas selected on the basis of competent ecological study, some new marshes should be created through carefully placed lifts of dredged spoils, and
 - (c) the quality of existing marshes should be improved by appropriate measures whenever possible.

Policy LU-20x: APN 142-042-021 is designated 5 acre density on the Land Use Map. A 2 lot division of the property may be found consistent with this plan even though a portion of the property may be acquired through condemnation to accommodate additional right-of-way along Stage Gulch Road.

Policy LU-20y: As allowed by Policy AR-9b, establish a design review process for barns and similar agricultural support structures within the State designated Highway 12 corridor. Where the Scenic Corridor setback established by Policy OSRC-3c conflicts with the setback established by County Ordinance 1810, the latter shall apply.

Policy LU-20z: Although not specifically designated on the Land Use Map, the wastewater reclamation and disposal facilities project approved by the Sonoma Valley County Sanitation District on July 28, 1986 by Resolution #86-1536 and its associated easements, pump stations, depth and flow measuring devices, valves, pipes and related fixtures are consistent with this plan.

Policy LU-20aa: Notwithstanding Policy LU-6e, continued use of APN 055-110-31 for the Sonoma Mountain Zen Center shall be consistent with the General Plan. Changes or modifications to the center shall be considered and evaluated via normal use permit procedures, and shall satisfy the following minimum criteria:

- (1) The school or places of religious worship must obtain a use permit prior to initiation of the use,
- (2) The use shall not be located on lands currently used for agricultural production and shall not result in conflicts with agricultural production or related processing, support services, or visitor serving uses,
- (3) Conflicts with other resource production activities are avoided,
- (4) Adequate public services and infrastructure must be available for the use, without inducing unplanned growth, and
- (5) Sites are limited to existing parcels less than 5 acres unless an agricultural, scenic, or other in perpetuity easement is applied to the portion of the site not part of the proposed use.

Policy LU-20bb: The "Resources and Rural Development" designation is applied to the property identified as "The Kenwood Inn" (APN 050-240-028). This designation is not intended to permit any other visitor serving commercial (or other non-resource) use of this property.

Policy LU-20cc: The "Urban Residential 20 units/acre" designation is applied to the Chauvet Hotel property only to accommodate a proposal to renovate the former hotel building into a six unit residential project approved in 1997. It is the intent of the Board of Supervisors that, if the Chauvet hotel building were to be removed, the property be returned to the Limited Commercial designation consistent with the balance of downtown Glen Ellen (APN 054-460-001 to 006).

Policy LU-20dd: The "Recreation and Visitor Serving Commercial" designation is applied to the property identified as the Vineyard Inn property (APN 128-461-015). A use permit and/or design review application (as stipulated by the Development Code) is required in order to render existing non conforming uses conforming, for any new development, or change/ replacement/ intensification of an existing lawful use. The required application must be:

- (1) Consistent with the General Plan,
- (2) Consistent with sewage disposal regulations of Sonoma County, and
- (3) Consistent with the Basin Plan established by the San Francisco Bay Water Quality Control Board.

Policy LU-20ee: Notwithstanding the density shown on the Land Use Map, the existing historic Carriger residence of approximately 1200 square feet may be relocated from APN 133-040-002 to APN 133-050-052, provided it is limited to residential use only, and is restored to structurally sound and habitable condition in accordance with all applicable State and County codes, and subject to review and approval of restoration plans by the Landmarks Commission.

Policy LU-20ff: Consider future public uses of the Sonoma Developmental Center and Skaggs Island properties as a priority if they are declared surplus and offered for sale to local agencies, particularly park, recreation, and open space uses and affordable housing.

Policy LU-20gg: Land use for the Glen Ellen area, including residential densities, shall correspond with the General Plan Land Use Element for Sonoma Valley. New development in Glen Ellen shall be evaluated in the context of the following:

- (1) the relationship between growth and traffic congestion,
- (2) the boundaries and extent of Urban Service Areas,
- (3) the amount and location of recreation and visitor-serving commercial uses,
- (4) the need to upgrade existing structures and public infrastructure, and
- (5) the compatibility of rural development with protection of agriculture, scenic landscapes, and resources.

Policy LU-20hh: All new development in the Glen Ellen area (as designated in the Glen Ellen Development and Design Guidelines) shall comply with the Glen Ellen Development and Design Guidelines, which are part of the County Development Code .

Policy LU-20ii: As provided in Policy CT-4e, work with SCTA and SMART to identify a site for a rail freight hub and/or intermodal freight center along the rail line in Sonoma Valley.

Policy LU-20jj: Notwithstanding the Urban Residential one dwelling unit per acre land use designation of APN 127-101-002, a seven-unit Bed and Breakfast (B&B) Inn comprised of a four-bedroom primary dwelling identified as the "Chalet Farmhouse" and three "cottages" with bathrooms operating in conformance with PRMD File Number ORD05-0005 is considered conforming with the General Plan and is a transitional use between the open space and agricultural uses to the east and residential uses to the south, west and north. Such B & B uses and structures may be remodeled, repaired and reconstructed to continue in perpetuity, but cannot be expanded in terms of additional guest units or square footage dedicated to guest services. Should this site be subdivided to separate a second existing primary dwelling unit from the B & B uses, this policy would only apply to the portion of the site containing the B & B. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0072)

Policy LU-20kk: Notwithstanding the Rural Residential five acre land use designation of APN 051-160-002, a Feed and Grain business in compliance with BZA Resolution 6025 (PRMD File No. 8123) is considered conforming with the General Plan in that it is agricultural in character and provides locally needed agricultural retail products and services. The approved structure may be remodeled, repaired and reconstructed to continue in perpetuity without expansion beyond the 1976 Use Permit approval. Said use may occupy no more than 28,000 square feet of land area

(approximately 150 feet deep by 185 feet wide) adjacent to Highway 12. (Added November 4, 2008 by Resolution Number 08-0956 for PLP08-0071)

Policy LU-20II: The provision of sewer service in the Sonoma Valley is primarily intended to serve uses that are either within the existing boundaries of the Sonoma Valley County Sanitation District (District) or within the designated Urban Service Area Boundary for the District. Extension of sewer service to lands that are south of the City of Sonoma and outside the District or Urban Service Area Boundary is to be avoided. Notwithstanding Policies LU-3c, PF-1f and PF-1g, exceptions to this policy may be considered where the proposed connection meets all of the following criteria:

- (1) An Outside Service Area Agreement (OSAA) is approved by the District Board of Directors and by the Sonoma County Local Agency Formation Commission (LAFCO).
- (2) The connection is within the Sphere of Influence established by LAFCO for the District and is consistent with LAFCO policies for the District Sphere of Influence.
- (3) The uses to be connected are either:
 - (a) Legally-established uses;
 - (b) Uses allowed by zoning that replace existing legally-established uses and do not increase the amount of sewage discharged from the property into the District treatment system above the number of "Equivalent Single-Family Dwelling" billing units established for the existing legally-established uses; or
 - (c) One new dwelling on an existing vacant parcel created prior to January 1, 2010. Sewer service for the parcel shall not exceed one Equivalent Single-family Dwelling billing unit.
- (4) The District provides written certification that adequate service capacity is available for the connection.
- (5) The District is encouraged to work cooperatively with land owners to extend sewer service through formation of assessment districts, securing easements and other appropriate arrangements. (Added December 8, 2009 by Resolution Number 09-1162 for GPA09-0008)

Policy LU-20mm: All development located on APN Parcel Number: 054-090-001, 054-150-005, 054-150-010, 054-150-013, 054-080-001 shall conform with policies and programs identified in the Sonoma Developmental Center Specific Plan. (PROPOSED)

4. LAND USE IMPLEMENTATION PROGRAM

Land Use Program 1: Local Coastal Plan (LCP) Update

Program Description: The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the appropriate integration will be provided, while assuring that the LCP meets the Coastal Act requirements as determined by the Commission (Policy reference: LU-1a).

Land Use Program 2: Certificates of Compliance and Lot Merger Policies

Program Description: Amend County regulations to reduce the potential for resurrection of older substandard lots that conflict with General Plan and Zoning land use policies (Policy reference: LU-1k, 1l, 1m, 1n, 1o).

Land Use Program 3: Social and Administrative Services Master Plan

Program Description: The County would work with the cities to assess and project future social and administrative service needs and develop a fair share methodology for sharing the responsibility for providing such services (Policy reference: LU-4e).

Land Use Program 4: Local Area Development Guidelines

Program Description: As part of the update of the Integrated Development Code, repeal eight Specific Plans so listed in Policy LU-1a to Local Area Development Guidelines in the Development Code (Policy reference: LU-1a).

Land Use Program 5: Development Activity Monitoring

Program Description: Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1c and LU-1b).

Land Use Program 6: New Local Area Development Guidelines for Board Authorized Areas.

Program Description: Local Area Development Guidelines for land areas encompassing unincorporated areas may be prepared and incorporated into Development Code Article 90 (Local Area Development Guidelines) at the discretion of the Board of Supervisors in order to preserve and enhance the local area's unique character while allowing for land uses and development authorized in the General Plan Land Use Element (Policy reference: LU-1a).

Land Use Program 7: Annual GP Review and Indicator Monitoring Program

Program Description: Prepare an annual report to the Board on the status of General Plan implementation programs and prioritize future programs. Develop and implement a program of monitoring various indicators as an ongoing measure of the quality of life in the county and the effectiveness of the General Plan (Policy reference: LU-1d, 1e, and 1f).

Land Use Program 8: Agricultural Uses in Residential Zones

Program Description: As part of the update of the Integrated Development Code, include additional opportunities for agricultural uses in the "Agricultural and Residential" Zoning District (Policy reference: LU-6d).

Land Use Program 9: Long Term Occupancy of Campgrounds and Recreational Vehicle Parks

Program Description: PRMD would establish a Pilot Program to allow long term occupancy of existing recreational campgrounds and recreational vehicle parks on a limited basis. Based upon the Pilot Program, the County would consider whether or not to continue or expand the program (Policy Reference: Sections 2.3, 2.6, and 2.7).

Land Use Program 10: Evaluation of Public Services and Infrastructure in Community Opportunity Areas

Program Description: Expand on the criteria used for identification of "disadvantaged unincorporated communities" under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities among Community Opportunity Areas relative to their public service and infrastructure deficiencies.

Planning Area Policies Cross Reference Table			
Prior Policy	GP2020	Prior Policy	GP2020
LU-11c	LU-13c	LU-16g	LU-18f
LU-11d	LU-13d	LU-16i	LU-18h
LU-11e	LU-13e	LU-17g	LU-19e
LU-11m	LU-13k	LU-17h	LU-19f
LU-11q	LU-13m	LU-18l	LU-20k
LU-12j	LU-14g	LU-18p	LU-20m
LU-12k	LU-14h	LU-18q	LU-20n
LU-11g	LU-14k	LU-18r	LU-20o
LU-13j	LU-15h	LU-18s	LU-20p
LU-13k	LU-15i	LU-18t	LU-20q
LU-13o	LU-15o	LU-18v	LU-20r
LU-13q	LU-15q	LU-18w	LU-20s
LU-14e	LU-16d	LU-18x	LU-20t
LU-14n	LU-16k	LU-18aa	LU-20u
LU-14q	LU-16n	LU-18dd	LU-20x
LU-14r	LU-16o	LU-18gg	LU-20z
LU-14w	LU-16r	LU-18hh	LU-20aa
LU-14y	LU-16t	LU-18ii	LU-20bb
LU-14z	LU-16u	LU-18jj	LU-20cc
LU-15o	LU-17k	LU-18kk	LU-20ee
LU-15p	LU-17l		
LU-15q	LU-17m		
*Past entitlements may have included references to some past planning area policies. However, GP2020 has resulted in changes to the policy numbering. This table is intended to enable the reader to determine the current number of the former policy.			

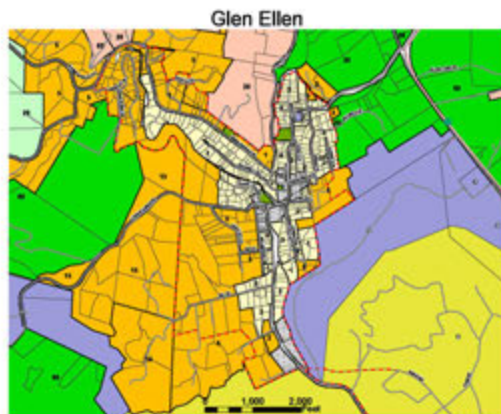
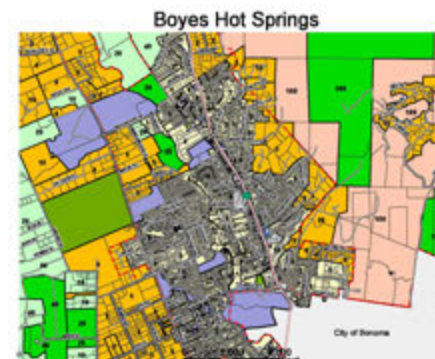
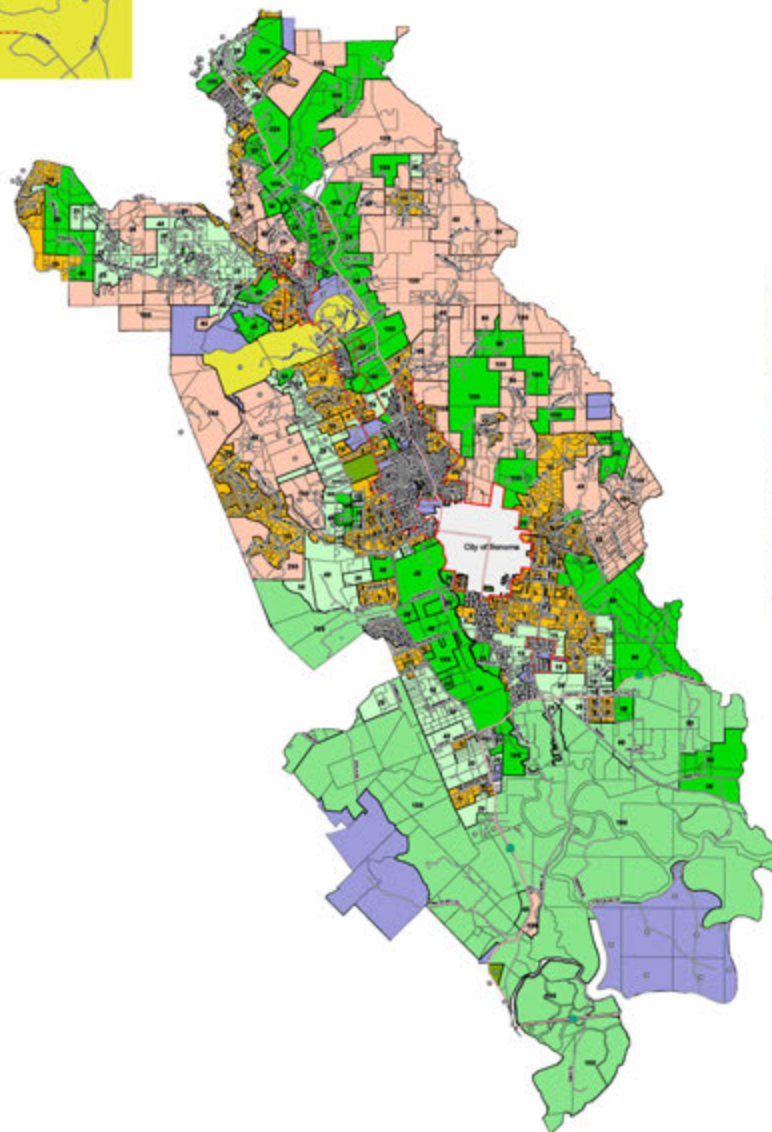


Figure LU-2i
**Land Use Map
Sonoma Valley**



Base Map Data

- City Boundaries
- Highways
- Roads

Planning Areas



- Planning Area 1 Sonoma Coast / Outside Basin
- Planning Area 2 Cloverdale / N.E. County
- Planning Area 3 Healdsburg and Environs
- Planning Area 4 Russian River Area
- Planning Area 5 Santa Rosa and Environs
- Planning Area 6 Sebastopol and Environs
- Planning Area 7 Fortinet Park - Cotati and Environs
- Planning Area 8 Petaluma and Environs
- Planning Area 9 Sonoma Valley

Note:
Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels contained herein are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of September 28, 2017. Includes General Plan Land Use amendments as of December 4, 2016.

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Author: PRMD; Cartographer: S. Foster; File Number: 2-000-041071000_000210000; Department: Permit and Resource Management; Date: 06/01/2017

- Land Use Designations**
- Diverse Agriculture
 - Land Extensive Agriculture
 - Land Intensive Agriculture
 - Resources & Rural Development
 - Rural Residential
 - Urban Residential
 - Recreation / Visitor-Serving Commercial
 - Public / Quasi-Public
 - General Commercial
 - Limited Commercial
 - Limited Industrial
 - Sonoma Developmental Center Specific Plan
 - Urban Service Boundary
 - Affordable Housing Combining District
 - Planning Area Policy Applies on Parcel

Numbers on Map Indicate Maximum Density in Acres / Unit, except Urban Residential where Numbers Indicate Units / Acre



**Sonoma County General Plan 2020
Land Use Element**

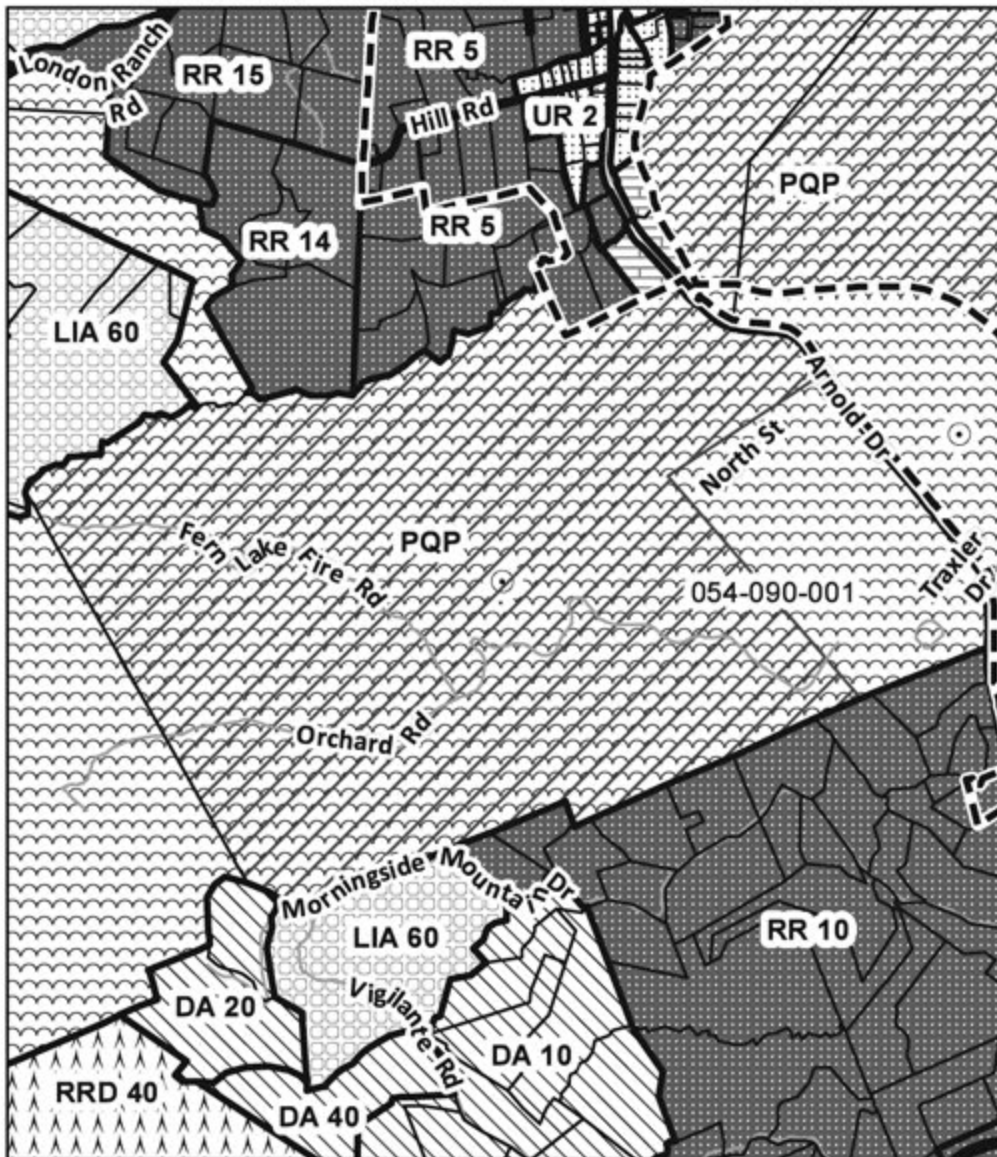
Permit and Resource Management Department
2550 Van Ness Avenue, Santa Rosa, California 95403
707-545-1800 FAX 707-545-1103



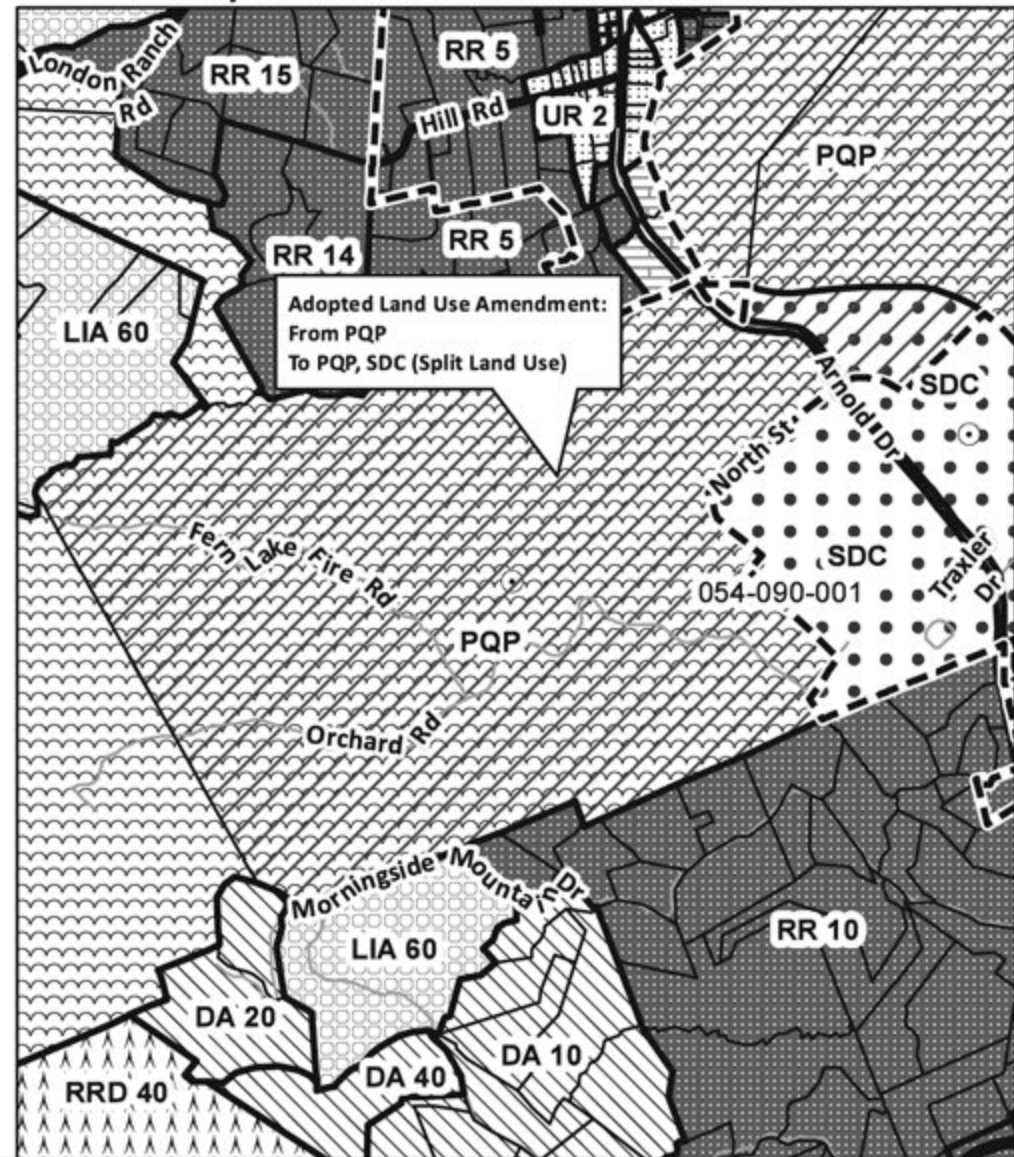
General Plan Land Use Map Exhibit A (PLP22-0024-A – Land Use) intentionally removed.

No changes in Land Use Designation were approved for APN 054-080-001.

Former General Plan Land Use



Adopted General Plan Land Use



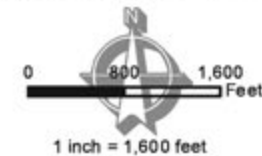
Base Map Data

- Parcel
- Land Use by Area
- Urban Service Area
- Community Separator
- Street

General Plan Land Use

- Planning Area Policy
- Diverse Agriculture
- Land Intensive Agriculture
- Resource and Rural Development

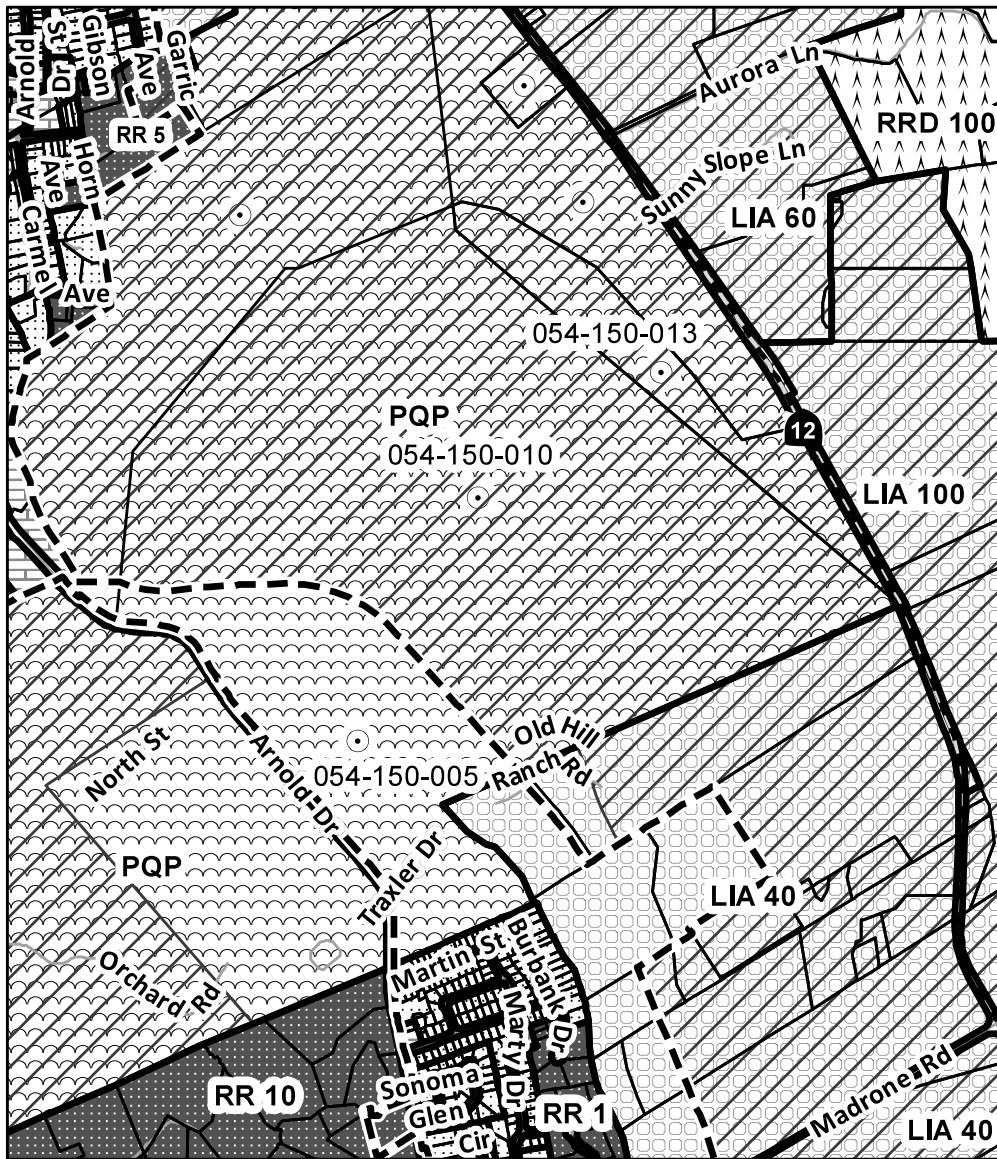
- Rural Residential
- Sonoma Developmental Center
- Urban Residential
- Limited Commercial
- Public / Quasi Public



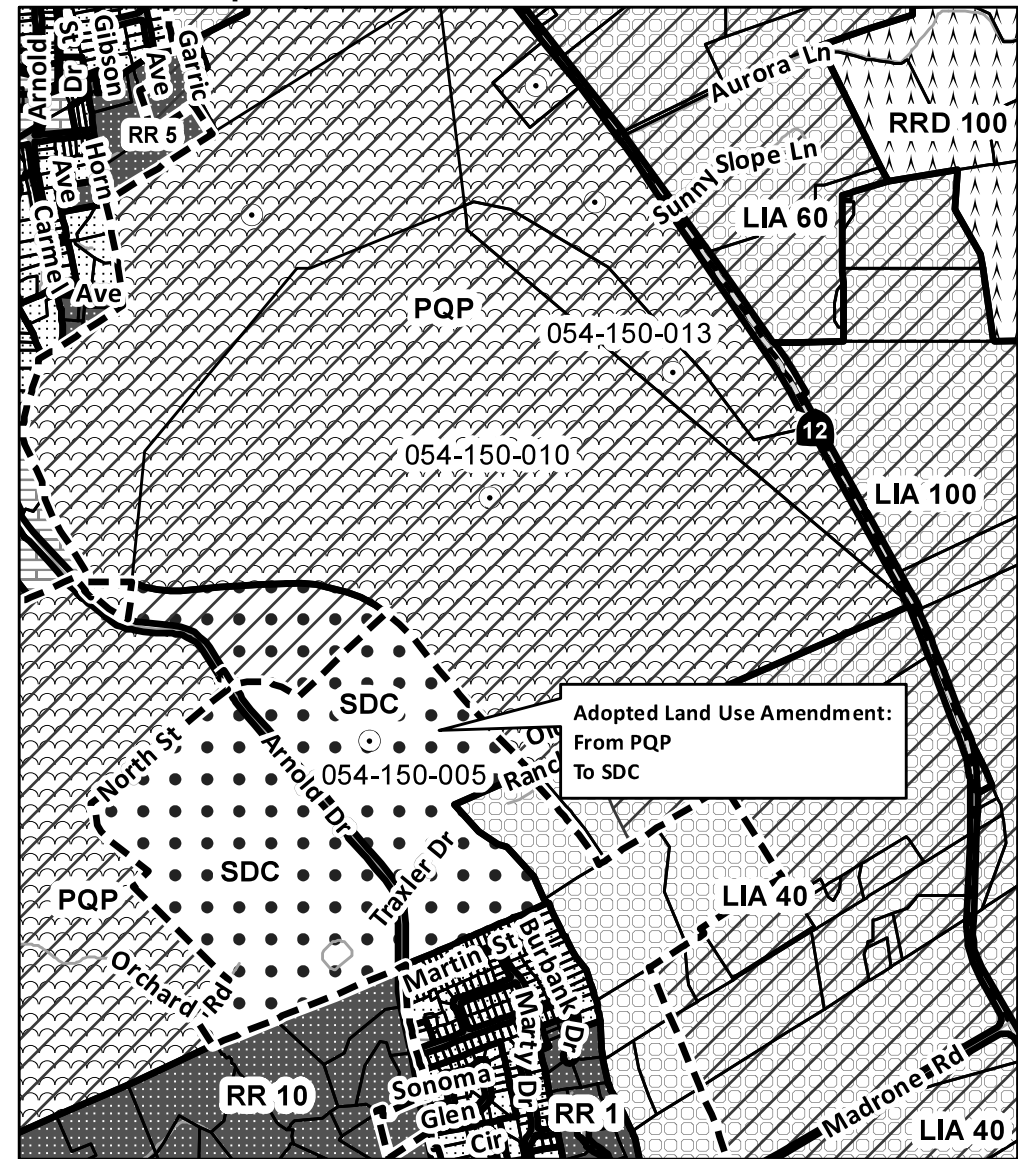
FILE: PLP22-0024
APN: 054-090-001
Resolution No. 22-0556

Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

Former General Plan Land Use



Adopted General Plan Land Use

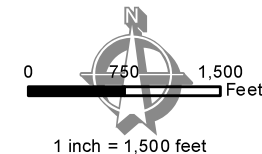


Base Map Data

- Parcel
- Land Use by Area
- Urban Service Area
- Community Separator

General Plan Land Use

- Planning Area Policy
- Land Intensive Agriculture
- Resource and Rural Development
- Rural Residential
- Sonoma Developmental Center
- Urban Residential
- Recreation / Visitor-Serving Commercial
- Limited Commercial
- Public / Quasi Public



FILE: PLP22-0024
APN: 054-150-005
Resolution No. 22-0556

Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
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EXHIBIT "C"
COUNTY GENERAL PLAN ANALYSIS

General Plan

In the words of the California Supreme Court, the general plan serves as "the land use constitution" for the community. It guides the county's land-use policy balancing environmental protection and sustainable development for the next generation. Adopted in 2008, the County General Plan includes a number of goals and policies to inform redevelopment of the SDC campus. Staff has completed a General Plan analysis and concludes that the Specific Plan is consistent with the County General Plan, with amendments to the maps and policies of the Land Use Element and other elements as needed to enable enactment and implementation of the Specific Plan. The Specific Plan expands preservation of open space and natural resources, allows for a manageable amount of population and growth with a mix of housing types and affordability, and provides essential amenities to the Sonoma Valley area. The Plan reaffirms the General Plan's commitments to maintaining growth, development and conserving resources, particularly in Sonoma Valley with its unique characteristics by conforming with a number of key General Plan policies such as:

Land use

Policy LU-20ff: Consider future public uses of the Sonoma Developmental Center and Skaggs Island properties as a priority if they are declared surplus and offered for sale to local agencies, particularly park, recreation, and open space uses and affordable housing.

- County of Sonoma is achieving this policy through completion of the terms defined by the State and County partnership to complete planning and disposition of SDC.

Goals LU-2 and LU-3: Accommodate the major share of future growth within the nine existing cities and their expansion areas and within selected unincorporated communities, which are planned to have adequate water and sewer capacities; Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.

- The proposed plan is consistent with the stated General Plan goals for city-centered growth, and within unincorporated Urban Service Areas and lands next to existing development at the edge of these areas. The Core Campus east of Arnold Dr. is within an existing Urban Service Area, while the Core Campus west of Arnold Dr. is at the edge of the Urban Service Area. Moreover, the proposed plan will be redeveloped in a compact manner, is planned to have adequate water and sewer services, and achieves the intent of Policy LU-20ff for redevelopment of the Sonoma Developmental Center.

Circulation

Policy CT-7qq: Consider intersection improvements such as signalization and left turn lanes at various intersections along Arnold Drive to reduce congestion, provided that the improvements are consistent with the designated road classifications.

- SDC Specific Plan is requiring intersection improvements consistent with the designated road classification at Arnold Dr. and Harney Av.

Public facilities and services

Policy PF-1f: Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only: (1) Where necessary to resolve a public health hazard resulting from existing development, or (2) Where appropriate to allow farmworker housing or an affordable housing project providing exclusively lower income housing on properties adjoining urban service boundaries.

- The Core Campus parcels east of Arnold Dr. are in an existing urban service area. The Core Campus parcels west of Arnold Dr. have existing public sewer services, and therefore do not require an extension of service.

Policy PF-2c: Use the following standards for determination of park needs: Twenty acres of regional parks per 1,000 residents countywide and five acres of local and community parks per 1,000 residents in unincorporated areas. A portion of State parklands may be included to meet the standard for regional parks.

- The Specific Plan exceeds the minimum standards for both regional, local and community parks for the proposed plan.

Policy PF-2g: Require dedication of land or in-lieu fees as a means of funding park and fire services and facilities.

- The Specific Plan requires dedication of land, or in-lieu fees as a means for funding park and fire service and facilities.

Open space and resource conservation

Policy LU-10a: Establish maximum densities and/or siting standards for development in designated Community Separators, Scenic Landscape Units, Scenic Corridors, Biotic Habitat Areas, Habitat Connectivity Corridors, and Riparian Corridors.

- The Specific Plan proposes design and development standards, including maximum densities. Additional standards are proposed in alignment with Arnold Dr., which is a Scenic Corridor. The area is also identified as a Habitat Connectivity Corridor. Policies, design and development standards are proposed to allow movement across the landscape by expanding the wildlife buffer, preserving critical open space resources within the wildlife corridor, and ensuring permeability of the campus for a critical linkage between Sonoma Mountain and the Mayacamas Range. Additionally, the Plan proposes expansion of the existing Riparian Corridor for both Hill Creek and Sonoma Creek.

Community Separator Policies: The boundaries, land use designations, and densities of lands within the Community Separator cannot be amended unless approved by the voters, except when the amendment falls into a category that is exempt from voter approval (Policy OSRC-1k). Further, amendments to increase residential density should be avoided (Policy OSRC-1a) as should commercial and industrial uses other than those that are allowed in the agricultural and resource land use categories (Policy OSRC-1b). Additionally, Urban Service Areas of unincorporated communities cannot be amended to include lands within the Community Separators (Policy LU-3e).

- The Specific Plan maintains the Public/Quasi-Public land use designation in the Community Separator and does not increase the density or intensity of allowed development. Further, the SDC Preserved Parkland and Open Space Combining Zone is combined with the existing Public Facilities zoning which, in conjunction with the

policies of the Specific Plan applicable to the Community Separator lands, greatly reduces the allowed intensity of development. The new combining zone removes the allowance for many commercial and industrial uses that are not owned and operated by the County, and does not introduce new residential uses or increase residential density. The Specific Plan adds approximately 30.99 acres to the Community Separator on the north end of the Core Campus in order to expand and protect the wildlife corridor. This amendment to the boundaries of the Community Separator is exempt from voter approval because it designates additional lands as Community Separator in accordance with the exemption contained in Policy OSRC-1k(1) and is consistent with the intent of the Community Separator protections. The Specific Plan extends an existing Urban Service Area on the east side campus to include the area on the west side of campus intended for development. The Urban Service Area as amended would not include lands within the amended Community Separator.